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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Meeting

Regular Meeting Held
Thursday, January 24, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, January 24, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Dr. Amancio G. Ergina, Chairman
Mr. George Evankovich, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Mrs. Joan M. Byrnes, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mrs. Cleo F. Wallace, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Chairman stated that the numerous visitor cards would not be read but would be listed in the minutes of the meeting.

Florine Johnson, Chairperson, Hunters Point "A" Tenant Assoc.
Lillian Robinson, Hunters Point "A"
Annie M. Nelson, Hunters Point "A"
Cynara Jones, Hunters Point "A"
Rosa Lee Alexander, Hunters Point "A"
Fredette Robinson, Hunters Point "A"
Mandy Brown, Hunters Point "A"
Mary Williams, Hunters Point "A"
Georgia Harris, Hunters Point "A"
Jo Alice Johnson
Donna Billups, President, PHTA
Noami Adams, Recording Secretary, PHTA
John Tolan, Deputy for Development, Mayor's Office
Arthur Bass, Young Community Developers
Jim Jaquet, Program Manager, Operations Division, HUD
Linda Schiffman, San Francisco Bay Guardian
Donald Canter, San Francisco Examiner
Larry Liebert, San Francisco Chronicle
Ersie B. Washington, Yerba Buena Senior Center
C. M. Salazar, Mission Contractor's Association
Elean Thomas, Recreation and Park Department
Ethel Garlington, San Francisco Redevelopment Agency
James H. Johnson, Office of Community Development
Walter C. Lampe, All Hallows Housing Foundation
James E. Johnson, Young Community Developers, Inc.
Mary Lou McAllister, President, Valencia Gardens Tenant Assoc.

3. APPROVAL OF AGENDA:

Commissioner Evankovich moved agenda as prepared be agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved minutes of January 10, 1974, as distributed to the Commissioners, be approved. Commissioner Evankovich seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

BID RESULTS - GROUP FINANCING: Secretary announced bids were received January 9th for Project Notes to provide $1,375,383 for the Modernization program. The successful bidder for both series was the Continental Bank of Chicago. Secretary noted the interest rate of 4.25% represented a drop from previous rates.

First Series	$ 4,338,000
Second Series	$ 13,115,000

This Authority participated in the Second Series to provide $1,375,383 for the Modernization program.

The successful bidders were:

		Amount	Rate	Premium
Continental Bank - Chicago	1st Series	$ 4,338,000	4.25 %	11.00
" " "	2nd Series	13,115,000	4.25	11.00

The last series of notes sold November 13th ranged from rate of 4.81% to 4.87%.

Other Bids

Wells Fargo & Crocker Nat'l	1st Series	$ 4,338,000	4.26 %	150.00
" " " "	2nd Series	13,115,000	4.26	240.00
Bank of California	1st Series	4,338,000	4.28	5.00
Bank of America & Bankers Trust	1st Series	4,338,000	4.29	229.00
" " " "	2nd Series	13,115,000	4.31	693.00
Morgan Guaranty Trust Co.	1st Series	4,338,000	4.29	242.00
and Salomon Brothers	2nd Series	13,115,000	4.31	734.00
United California Bank	1st Series	4,338,000	4.31	209.00
" " "	2nd Series	13,115,000	4.33	211.00
Chemical Bank and	1st Series	4,338,000	4.34	7.00
First Nat'l of Chicago	2nd Series	13,115,000	4.37	14.00

Secretary stated that the revised budget had been forwarded to the Finance Committee of the Commission for their consideration.

1111 BUCHANAN STREET: Secretary recalled at the Commission Meeting of January 10, 1974, Chairman indicated he would appoint a committee for the purpose of meeting with Commissioners of the Recreation and Park Department and representatives of PHTA regarding 1111 Buchanan Street, but that such had not been accomplished because of Commission's and Staff's involvement in other matters. Thereupon, Chairman appointed Commissioner Walter to chair the ad-hoc committee. Additional members of the committee will be Commissioner Helpman and Commissioner Boswell.

7. REPORT OF COUNSEL:

NONE

8. UNFINISHED BUSINESS:

STATUS REPORT - HUNTERS VIEW MULTI-PURPOSE CENTER-CAL. 1-18(3): Secretary stated on January 17, 1974, approval was granted by the Executive Director to proceed with the proposal for the creation of a Multi-purpose center at Hunters View. A meeting was held on January 22nd with the Hunters View Tenant Association. Discussions at the meeting resulted in a tenant resolution which concurred with the plans for the proposed center. On January 23, a letter was forwarded to HUD requesting approval of the plans. Secretary stated a rapid approval by HUD is anticipated, that construction should begin by May 1, 1974, and that the center should be completed by sometime in September of 1974.

STATUS REPORT - HUNTERS POINT (A)-CAL. 1-17(A): Secretary recalled on January 3, 1974, Commissioner Wallace attended a meeting of the San Francisco Board of Supervisors Finance Committee. At that time the Commissioner voiced the concern of the residents of Hunters Point regarding the quality of the municipal services currently being provided to the area by the City. Supervisor Robert Mendelsohn suggested that Commissioner Wallace enlist the support of the Housing Authority in convening a meeting among the residents of the Hunters Point area and City municipal services officials to discuss existing problems with those services. Such a meeting was held on January 23 at the Milton Meyers Recreation Center on Kiska Road in Hunters Point.

Deputy Executive Director, Walter L. Scott, II who had chaired the meeting, stated that there were approximately 69 residents of Hunters Point at the meeting and that the specific areas of discussion centered around street cleaning services and police protection. Mr. Dean Macris, Mayor's Office of Community Development, presented the Mayor's municipal services program for the area. Mr. Jaquet, Operations Division, HUD, explained reasons for HUD's asking the City for additional municipal services commitments.

Mrs. Donna Billups, President PHTA, stated that the meeting was a disappointment to her in that, except for Commissioner Wallace, none of the Commissioners had attended the meeting and no decisions had been made. Deputy Executive Director responded that Commissioner Wallace had ably represented the San Francisco Housing Authority Commission and that the Authority had been asked to convene the meeting for informational purposes, and that the Authority could only advocate the City's involvement in providing municipal services to Hunters Point, stating that the Housing Authority does not administrate municipal services.

9. NEW BUSINESS:

HUNTERS POINT (A)-CAL. 1-17(A): Secretary recalled at the Commission meeting of November 20, 1973, the Resolution in question had been tabled, that many discussions had been held among the interested parties and that the Resolution should now be brought from the table to be considered by the Commission. Commissioner Walter so moved and Commissioner Byrnes seconded. The matter was opened for discussion.

Commissioner Boswell stated that the ad-hoc committee, Commissioners Boswell, Evankovich and Wallace, wished to make a report, that the Committee at all times had considered the integrity and individuality of the San Francisco Housing Authority and that two members of that Committee had this date agreed to a slight revision of the subject resolution. Commissioner Boswell asked that the amended Resolution be read. Secretary then read the resolution in total.

RESOLUTION NO. 1909

* * * * * * * * * * * *

RESOLUTION DECLARING POLICY IN THE AREA OF CAL. 1-17(A) INVOLVED IN HUD POLICY FOR DEVELOPMENT OF SITES 4 AND 5 OF THE SAN FRANCISCO URBAN RENEWAL PROGRAM

* *

RESOLUTION NO. 1909
* * * * * * * * * * *

RESOLUTION DECLARING POLICY IN THE AREA OF CAL 1-17(A) INVOLVED IN HUD POLICY FOR DEVELOPMENT OF SITES 4 AND 5 OF THE SAN FRANCISCO URBAN RENEWAL PROGRAM
* *

WHEREAS, the San Francisco Housing Authority Commission has been notified by letter by the Office of the Mayor of San Francisco on November 29, 1973, of the declared joint concern of the Mayor and the Department of Housing and Urban Development over the impaction of low-rent public housing in the Hunters Point Area and the need to develop a program for increasing the level of City services to this area; and

WHEREAS, it is the declared policy of the San Francisco Area Office of the Department of Housing and Urban Development as expressed to the Mayor of San Francisco to approve proceeding with two Section 236 projects in the areas designated as Sites 4 and 5 of the Hunters Point Redevelopment Area upon two conditions: 1) The Housing Authority of the City and County of San Francisco formally requests the approval of the Secretary of the Department of Housing and Urban Development to establish a program of attrition and the eventual demolition of vacant buildings in the existing public housing project - Hunters Point CAL 1-17(A), and 2) the City of San Francisco provides an increased level of City services to the Hunters Point Area; and

WHEREAS, the proposed program will enable the provision of 303 new modern low and moderate income units on Urban Renewal Sites 4 and 5; and

WHEREAS, this declared policy has been deemed to be in the best interests of the community by the Mayor of San Francisco;

NOW THEREFORE, BE IT RESOLVED:

That the San Francisco Housing Authority Commission, in connection with the aforementioned, expresses its willingness to cooperate fully with this declared policy; and

BE IT FURTHER RESOLVED:

That said cooperation presumes agreement of all parties on the pertinent concerns for CAL 1-17(A), including but not limited to:

(1) Demolition shall be subject to the condition that the Area Office of HUD shall provide the San Francisco Housing Authority with written assurance of 191 replacement units from its earliest possible allocation of new housing units with the type and method of replacement to be determined immediately upon receipt of said allocation by the Area Office of HUD. Demolition of units and costs thereof, to be paid out of modernization funds allocated to CAL 1-17(A), said funds to be deposited with the San Francisco Housing Authority forthwith.

(2) Written assurance that the remaining debt service be paid for by the Department of Housing and Urban Development.

(3) Freezing of units voluntarily vacated without any threat of eviction or coercion to any tenant together with freezing of admission to said 191 units for a period of 90 days commencing with passage of this Resolution. Further freezing of vacancies and admissions is contingent on implementation of (1) and (2) above.

(4) To the end of minimizing deterioration or other undesirable physical effects on tenants living in the area, staff is instructed to direct its efforts toward achieving the goal of vacating and demolishing the 191 units in an orderly manner within approximately nine months of the date of implementation of (1) above of this Resolution. To further this goal, tenants residing at CAL 1-17(A) will be offered on a priority basis upon implementation of (1) above suitable alternate housing among existing vacancies in public housing units or any new public housing units that become available.

(5) Availability of the full financial and administrative capacity of the San Francisco Central Relocation Service, for any tenant; and compliance with the provisions, requirements and purposes of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, where applicable.

BE IT FURTHER RESOLVED:

That the San Francisco Housing Authority Commission formally requests that San Francisco Area Office of the Department of Housing and Urban Development approve our pending application for 1,750 units of housing, as soon as possible.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Boswell moved to adopt the resolution. Commissioner Evankovich seconded.

Commissioner Stephen Walter stated that the Commission had no desire to embarrass the Mayor of San Francisco and that the Mayor had made the arrangements with Secretary Lynn of HUD with the best interests of both the City of San Francisco and the tenants of public housing in mind. He further stated that the San Francisco Housing Authority Commission had acted with two thoughts in mind. Firstly, if the Commission had acted upon the original resolution as presented to the Commission, an enaction would have been the "beginning of the end" of public housing in San Francisco; secondly, the original resolution would have pitted the very poor against the moderate income citizens from Section 236 standpoint. Commissioner Walter commended the ad-hoc Committee for its resolution of the conflict.

Mr. Jim Jaquet, Operations Division, HUD, stated that the Resolution in question was acceptable to the Department of Housing and Urban Development and that Mr. John Tolan, Deputy for Development, Mayor's Office, had approved the resolution.

Commissioner Walter further praised the Secretary in his endeavors to seek a satisfactory resolution acceptable to all parties involved.

Mrs. Florine Johnson, Chairperson, Hunters Point "A" Tenant Association stated she was speaking for all the tenants of the Hunters Point Area. Mrs. Johnson expressed the concerns of the tenants as to when their homes would be torn down. Commissioner Boswell responded that the Commission needed to speak to the fears and insecurities of the tenants, that these fears and insecurities were uppermost in the minds of the Commission while preparing an acceptable resolution. Commissioner Boswell further stated that the passage of the Resolution clearly protected the tenants in that no one would be moved arbitrarily until better units become available, which units would be owned and operated by the San Francisco Housing Authority. Commissioner Boswell commended the efforts of Commissioner Wallace in protecting the very concerns voiced by Mrs. Johnson. Commissioner Walter reiterated that no one would be asked to move at any time. Commissioner Boswell further clarified the reasons behind the resolution by stating that any demolition is subject to HUD's written assurances of replacement units. No remodeling would be done because HUD had refused to authorize the necessary funds when just such a proposal for remodeling the units was presented in June of 1973.

Commissioner Evankovich explained that the resolution was "good" for only 90 days during which time HUD would be requested to give the San Francisco Housing Authority a written guarantee that replacement units will come from the first available funds. Commissioner Evankovich further stated that the key to the resolution was that no one currently living in the units would receive an eviction notice, nor would there be any threats or coercion used to force a tenant to move. The "freezing" of vacancies means only that there will be no new people moving into the units.

Mrs. Johnson pointed out that it was her understanding, then, that there will be no remodeling done in Hunters Point "A" but that her rent would continue to be the same. Responding to this statement, Commissioner Boswell suggested that a special rent schedule be prepared for those tenants of the 191 units in view of the deteriorating conditions and the fact that these particular units would not be receiving the full services provided to other public housing areas. Commissioner Byrnes concurred with Commissioner Boswell's recommendation. Secretary was directed to investigate the possibility of setting up a temporary special rent schedule for the area.

Secretary stated that the San Francisco Housing Authority will act in full compliance with the provisions, requirements and purposes of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 and that if under that Act it is determined families who move from the 191 units are eligible for relocation payments, said payments will be made.

e Amendments p. 2 of Feb 14th Minutes, Sec 4.

In answer to questions from members of the audience regarding rehabilitation of the units, Deputy Executive Director stated that the proposal which was presented to the HUD Area Office had been approved by the tenants in the Hunters Point area but that it was HUD's decision not to go forward with the remodeling plans. Mrs. Cynara Jones questioned the Commission if her rent would increase if she moved from the Hunters Point Area. Secretary responded, stating that wherever the Housing Authority places its tenants, the rent schedules would be identical to the schedules which are now being used. Commissioner Boswell noted that if a special rent schedule were temporarily put into effect, then a tenant's rent would be higher upon moving from the Hunters Point Area but that it would not be any higher than what the tenant is now paying under the current rent schedules. Secretary stated that unless, during the next 90 day period, HUD gives the Authority a written guarantee of replacement units and accepts the remaining mortgage debt service, then the "deal is off."

Commissioner Byrnes suggested that members of the Mayor's staff and HUD arrange a meeting among the tenants to fully explain the ramifications of the Resolution. Commissioner Boswell agreed, stating that the Commission should take as much time as necessary to convene a meeting with the tenants to help explain this highly emotional situation. The Commissioner specifically referenced the Human Relations Departments of the San Francisco Housing Authority, HUD and the City and County of San Francisco.

Commission directed Executive Director to arrange for a tour of the affected area, Hunters Point, for each of the Commissioners.

Commissioner Boswell asked that the opinion of Counsel regarding the legality of the Resolution be entered into the record. Commissioner recalled that Counsel Sullivan had been present at the many meetings and that the Commission at all times had been concerned with preserving the integrity of the San Francisco Housing Authority.

Counsel Sullivan stated that under the law, the primary responsibility of the Housing Authority is to provide safe, decent, sanitary housing for low-income people. The deepest concern of the Housing Authority had been to live up to its responsibility and this was the reason the matter had taken so much time. A plan had to be devised to insure replacement units would be available when needed because merely demolishing a unit would have been contrary to the purpose of the Housing Authority. The Resolution states that the Commission will agree to eventual demolition only when assurances are given by HUD that replacement units will be available. This provision, stated Counsel Sullivan, is consistent with the Commission's primary function. Counsel Sullivan stated the agreement was a cooperative effort among the various parties and completely consistent with the responsibilities of the Housing Authority.

Chairman called for the vote, and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	ABSENT:	Cleo F. Wallace
	Joan M. Byrnes		
	Hamilton T. Boswell		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TRAVEL: Telephone poll of Commission was taken on January 17, 1974, authorizing travel to Washington, D.C. Ratification is now in order.

Following resolution introduced by Commissioner Walter:

RESOLUTION NO. 1910
* * * * * * * * * * *

RATIFYING TRAVEL TO WASHINGTON, D. C., JANUARY 21-22 1974, TO CHAIR A NAHRO TASK GROUP ON PROTOTYPE FORMULA FOR OPERATING SUBSIDY
* *

RESOLUTION NO. 1910
* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D. C., JANUARY 21-22, 1974, TO CHAIR A NAHRO TASK GROUP ON PROTOTYPE FORMULA FOR OPERATING SUBSIDY
* *

WHEREAS, the Department of Housing and Urban Development, through a contract with the Urban Institute, has developed an alternate method for funding subsidies based on a performance-oriented prototype system; and

WHEREAS, the way in which this system is implemented will have a major impact on housing authority operations; and

WHEREAS, a number of policy options are actively being considered by HUD and each will have a dramatic effect on the utilization of this funding system; and

WHEREAS, NAHRO has organized two task groups, one (I) charged with the responsibility of evaluating the soundness of the methodology used in developing the prototype, and the second (II) with examining and making recommendations on the policy options used in its implementation; and

WHEREAS, the Deputy Executive Director was asked by the President of NAHRO to chair the Task Group on the policy options employed in implementing the prototype (Task Group II); and

WHEREAS, Task Group II held its first meeting in Washington, D.C., on January 21-22, 1974; and

WHEREAS, this Authority deemed that the participation of the Deputy Executive Director, as Chairman of Task Group II, was essential to the conduct of its low-rent public housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Deputy Executive Director's travel to Washington, D.C., on January 21-22, 1974, to chair NAHRO Task Group II on Prototype Formula for Operating Subsidy be ratified.
2. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.
3. That this ratification shall become effective immediately.

Commissioner Walter moved that the foregoing resolution be adopted. Commissioner Boswell seconded, and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	ABSENT:	Cleo F. Wallace
	Joan M. Byrnes		
	Hamilton T. Boswell		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

AUTHORIZING THE ISSUANCE OF NEW HOUSING AUTHORITY BONDS (13TH ISSUE): Secretary announced the resolution is to authorize the issuance of this Authority's bonds, thirteenth issue, for $5,490.000.

The Projects covered by the bonds are:

1750 McAllister Street	$2,250,523
345 Arguello Blvd.	1,473,173
485 Thirty-first	1,766,304

The proceeds from the bond sale will be used to pay all the outstanding indebitedness of these projects plus providing funds for the completion of 1750 McAllister project.

Following resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1911
* * * * * * * * * * *

AUTHORIZING THE ISSUANCE OF NEW HOUSING AUTHORITY BONDS (13TH ISSUE) IN THE PRINCIPAL AMOUNT OF $5,490,000 TO AID IN FINANCING LOW-RENT HOUSING AND PURPOSES INCIDENTAL THERETO
* * * * * * * * * * * * * * * * * * * *

(Original Resolution Filed in Formal Minute Book)

Commissioner Boswell moved that the foregoing resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Joan M. Byrnes	ABSENT:	Cleo F. Wallace
	Hamilton T. Boswell		
	Stephen Walter		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

RESOLUTION OUTLINING DISPOSITION OF PROCEEDS OF THE SALE OF BONDS: Resolution authorizes Secretary to execute a Letter of Instructions to the Chase Manhattan Bank for the purpose of distributing the funds for the outstanding indebitedness and the remainder to the Authority of approximately $531,000.

Following resolution introduced by Commissioner Evankovich:

RESOLUTION NO. 1912
* * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING THE SECRETARY TO EXECUTE A LETTER OF INSTRUCTIONS TO THE CHASE MANHATTAN BANK OUTLINING DISPOSITION OF PROCEEDS OF THE SALE OF BONDS
* *

RESOLUTION NO. 1912

* * * * * * * * * * *

RESOLUTION AUTHORIZING AND DIRECTING THE SECRETARY TO EXECUTE A LETTER OF INSTRUCTIONS TO THE CHASE MANHATTAN BANK OUTLINING DISPOSITION OF PROCEEDS OF THE SALE OF BONDS

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Authority") has sold its New Housing Authority Bonds (Thirteenth Issue), dated August 1, 1972; and

WHEREAS, the Authority proposes to authorize The Chase Manhattan Bank, National Association, New York, N.Y., to handle the details of the sale and delivery of the said Bonds pursuant to an agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Secretary is hereby authorized and directed to execute a Letter of Instructions, and to forward said Letter of Instructions to The Chase Manhattan Bank, National Association for acceptance, outlining to said Bank the funds to be received at the time of delivery of said Bonds and the disposition of the said funds.

2. That this resolution shall take effect immediately.

Commissioner Evankovich moved that the foregoing resolution be adopted. Commissioner Byrnes seconded, and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Hamilton T. Boswell	ABSENT:	Cleo F. Wallace
	Stephen Walter		
	Joan M. Byrnes		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TRAVEL: Telephone poll of Commission was taken on January 22, 1974, authorizing travel to Washington, D.C. Ratification is now in order.

Secretary announced Commissioner Wallace received a telegram from the National Tenants Organization inviting her to attend an emergency seminar on public housing finances.

Following resolution introduced by Commissioner Boswell.

RESOLUTION NO. 1913

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C., JANUARY 24-25 1974, TO ATTEND EMERGENCY SEMINAR ON FINANCING CALLED BY THE NATIONAL TENANTS ORGANIZATION

* *

RESOLUTION NO. 1913
* * * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C., JANUARY 24-25, 1974, TO ATTEND EMERGENCY SEMINAR ON FINANCING CALLED BY THE NATIONAL TENANTS ORGANIZATION
* *

WHEREAS, Commissioner Cleo F. Wallace did receive an urgent telephone call from the National Tenants Organization in Washington, D.C., requesting her attendance at an emergency Seminar on Financing called by the National Tenants Organization on January 24-25, 1974, in Washington, D.C.; and

WHEREAS, Commissioner Wallace is the Chairperson for the Western Region of the National Tenants Organization; and

WHEREAS, this Authority deemed that the attendance of Commissioner Wallace at the aforementioned Seminar was beneficial to the conduct of its low-rent public housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Commissioner Wallace's travel to Washington, D.C., on January 24-25, 1974, to attend aforementioned Seminar is hereby approved and ratified.

2. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

3. That this ratification shall become effective immediately.

Commissioner Boswell moved that the foregoing resolution be adopted. Commissioner Byrnes seconded, and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancino G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	ABSENT:	Cleo F. Wallace
	Joan M. Byrnes		
	Hamilton T. Boswell		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

RESEARCH AND TECHNOLOGY INNOVATIVE MODERNIZATION AT THE YERBA BUENA PLAZA (EAST)-CAL. 1-18(2):

Following resolution introduced by Commissioner Walter:

RESOLUTION NO. 1914
* * * * * * *** * * *

RESOLUTION APPROVING AWARD OF CONSTRUCTION CONTRACT FOR RESEARCH AND TECHNOLOGY INNOVATIVE MODERNIZATION AT YERBA BUENA PLAZA (EAST) CAL. 1-18(2)
* *

RESOLUTION NO. 1914
* * * * * * * * * * *

RESOLUTION APPROVING AWARD OF CONSTRUCTION CONTRACT FOR RESEARCH AND TECHNOLOGY, INNOVATIVE MODERNIZATION AT YERBA BUENA PLAZA EAST, CAL 1-18(2)
* *

WHEREAS, on December 10 and 17, 1973, and January 3, 1974, the Housing Authority of the City and County of San Francisco advertised for bids for Innovative Modernization construction of a multi-purpose center and related site items at Yerba Buena Plaza East Housing Project; and

WHEREAS, on January 15, 1974, the following listed bids were received, publicly opened in accordance with prior advertisement, and read aloud;

NAME OF BIDDER	AMOUNT OF BASE BID #1
M & H Construction Co.	$ 250,262
Mapco Contractors Corp.	$ 258,500
Madsen Construction Co.	$ 339,995

WHEREAS, after review of the latest Innovative Modernization Budget, it has been determined that the low bid received is within the approved budget:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the construction for Innovative Modernization be awarded to the low bidder, M & H Construction Co.

II. This notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this notice is contingent upon receipt from and approval of the Contractor's Affirmative Action Program

IV. Upon receipt of the HUD approval and in accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Construction Contract with M & H Construction Company on behalf of this Authority.

Commissioner Walter moved that the foregoing resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	ABSENT:	Cleo F. Wallace
	Joan M. Byrnes		
	Hamilton T. Boswell		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TRAVEL: Following resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1915
* * * * * * * * * * *

AUTHORIZING TRAVEL TO FRESNO, CALIFORNIA, FEBRUARY 7-8 1974, TO ATTEND PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS
* *

RESOLUTION NO. 1915

* * * * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO FRESNO, CALIFORNIA FEBRUARY 7-8, 1974 TO ATTEND PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a series of meetings for the Executive Board Members of the Pacific Southwest Regional Council on February 7-8, 1974; and

WHEREAS, the Deputy Executive Director is a member of the Executive Board of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director at this meeting in Fresno, California is essential to the conduct of its low-rent public housing operations

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Deputy Executive Director be authorized to travel to Fresno, California on February 7-8, 1974 for the purpose of attending the Executive Board Meeting of the Pacific Southwest Regional Council of NAHRO

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

Commissioner Boswell moved that the foregoing resolution be adopted.
Commissioner Evankovich seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	ABSENT:	Cleo F. Wallace
	Joan M. Byrnes		
	Hamilton T. Boswell		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

10. ADJOURNMENT

Chairman declared meeting adjourned at 11:18 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, February 14, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, February 14, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Dr. Amancio G. Ergina, Chairman
Mr. George Evankovich, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Mrs. Joan M. Byrnes, Commissioner
Mr. Martin L. Helpman, Commissioner
Mrs. Cleo F. Wallace, Commissioner

EXCUSED: None

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Introduced by Deputy Executive Direetor, Walter L. Scott, II:

Florine Johnson, Hunters Point "A"
Lillian Robinson, Hunters Point "A"
Annie Mae Nelson, Hunters Point "A"
Cora Lee Greer, Hunters Point "A"
Cynara Jones, Hunters Point "A"
Ella Gage, Hunters Point "A"
Mandy Brown, Hunters Point "A"
Jessie MePeters, Hunters Point
Rosa Lee Alexanders, Hunters Point "A"
Betty Brooks, Eeonomic Opportunity Council
Norvelle Reese, Economic Opportunity Council
Ruby Pittman, PHTA
Ruth Wellington, Potrero Terrace
Larry Liebert, San Franciseo Chronicle
Donald Canter, San Francisco Examiner
Linda Shiffman, San Franeisco Bay Guardian

3. APPROVAL OF AGENDA:

Commissioner Evankovich moved agenda as prepared be agenda of the day. Commissioner Byrnes seeonded. Unanimously carried.

4. APPROVAL OF MINUTES:

Minutes of the regular meeting of January 24, 1974 were presented for approval. Commissioner Walter requested the minutes of that meeting be amended as follows:

Page 5, Line 7, after the word "acted" insert the word "favorably."

Page 5, Line 9, change "an enaction" to read "such action."

AMENDED PARAGRAPH:

Commissioner Stephen Walter stated that the Commission had no desire to embarrass the Mayor of San Francisco and that the Mayor had made the arrangements with Secretary Lynn of HUD with the best interests of both the City of San Francisco and the tenants of public housing in mind. He further stated that the San Francisco Housing Authority Commission had acted with two thoughts in mind. Firstly, if the Commission had acted favorably upon the original resolution as presented to the Commission, such action would have been the "beginning of the end" of public housing in San Francisco; secondly, the original resolution would have pitted the very poor against the moderate income citizens from Section 236 standpoint. Commissioner Walter commended the ad-hoc Committee for its resolution of the conflict.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

BID RESULTS - GROUPS FINANCING: Secretary announced bids were received February 13, 1974 for Project Notes, to refinance outstanding notes of $2,459,362. Secretary noted that on January 9, the interest rate for the First and Second Series was 4.25% whereas the rates of interest for this Third and Fourth Series are 4.02 and 4.01 percent respectively. The successful bidders were the Morgan Guaranty Trust, the Bank of California and the Bank of America.

Bids received on February 13, 1974 for Project Notes:

3rd Series	$14,946,000
4th Series	24,761,000

This Authority participated in the Fourth Series to refinance outstanding notes of $2,459,362.

The successful bidders were:

	Series	Amount	Rate	Premium
Morgan Guaranty Trust	3rd	$9,946,000	4.02	$ 476.00
Bank of California	3rd	5,000,000	4.01	5.00
Bank of America	4th	24,761,000	4.02	1,080.00

The last series of notes sold January 9th at rate of 4.25%.

Other Bids

	Series	Amount	Rate	Premium
Bank of America	3rd	14,946,000	4.02	652.00
First Nat'l City Bank	3rd	14,946,000	4.02	638.00
" " " "	4th	24,761,000	4.02	1,057.00
Security Pacific Nat'l Bank	3rd	14,946,000	4.02	7.00
" " " "	4th	24,761,000	4.04	7.00
Wells Fargo & Crocker Nat'l	3rd	14,946,000	4.06	250.00
" " " "	4th	24,761,000	4.06	300.00
Morgan Guaranty Trust	4th	24,761,000	4.04	1,186.00
Bank of California	4th	5,000,000	4.06	5.00
Chemical Bank	3rd	14,946,000	4.08	14.00
" "	4th	24,761,000	4.08	21.00
United California Bank	3rd	14,946,000	4.09	301.00
" " "	4th	24,761,000	4.09	476.00

REPORT ON NAHRO COMMITTEE MEETING: Secretary noted that each of the Commissioners had received material in connection with the NAHRO Committee meetings recently held in Washington on Prototype Formula Systems on a performance-oriented basis and on the Section 23 Leased Housing Program.

REPORT ON POTENTIAL 1974-1975 PUBLIC HOUSING CONSTRUCTION PROGRAM: Secretary stated such a report is continuously bad. The current Administration is offering a revised Section 23 Public Housing Program wherein Housing Authorities become merely a "channel or funnel" through which private enterprise would construct public housing units. Secretary noted many national groups, such as NAHRO itself, the National Tenants Organization, the League of Cities, the Conference of Mayors and the National Association of Home Builders, are opposed to the Administration's current proposal. The feeling among various levels of staff in Washington appears to be that there will be no new public housing bill forthcoming from this session of Congress. The only possible exception might be an extension of authorizations currently enjoyed by Housing Authorities. Secretary asked Deputy Executive Director to report on the Prototype Formula Task Force.

REPORT ON PROTOTYPE FORMULA TASK FORCE: Deputy Executive Director stated he had been asked to serve as the Chairman of the Task Force regarding the HUD Policy options on the prototype formula and that a draft of the report and recommendations of the task group had been forwarded to the Commissioners. The Urban Institute in its research had found that many so-called "well performing Local Housing Authorities," both large and small, had little or no tenant service activities or protective service activities connected with their operations. Deputy Executive Director stated that it was the feeling of most of the members of the Task Force that in addition to excluding utilities from a prototype formula, the regulations should also exclude tenant services and protective services. HUD has indicated that it plans to make this system effective beginning October 1, 1974. The Task Force asked that these guidelines be implemented on an experimental basis only for the first and second year. The final proposals will be forwarded to the Commission when they are completed.

Secretary reiterated the number of Housing Authorities which do not have active tenant services programs and protective services included in their operations and further stated that it would be totally unfair to include these items in any prototype formula.

7. REPORT OF COUNSEL:

Counsel reported activities of his office since the last meeting concerned routine matters.

8. UNFINISHED BUSINESS:

HUNTERS POINT "A": In connection with the request of the Commission to investigate the possibilities of temporary rent adjustments for the Hunters Point Area, Secretary informed the Commission that Staff is moving to collect the data needed to make a determination, but that Staff is not yet prepared to make a recommendation, adding that the situation is quite involved. Secretary stated that to the best of Staff's knowledge, none of the tenants of Hunters Point "A" had voluntarily requested to be transferred from the area, and therefore, the 90 day freezing of new rentals would continue. Further, Secretary stated there had been no report from Mr. Price, Area Director, HUD, as to the written guarantees which he had agreed to provide the Housing Authority, but that through telephone conversations with the Secretary, Mr. Price is pursuing his part in the arrangements.

9. NEW BUSINESS:

REQUEST FOR SPACE: Secretary reported that a request by the Economic Opportunity Council of San Francisco, for the use of space located at 1032-1050 Connecticut Street in the Potrero Hill District for purposes of a Neighborhood Service Center and a Supplemental Food Program Distribution Center. Secretary stated both of these services are free to tenants. Further, Secretary indicated that Staff had recommended that the space not be used as a Neighborhood Service Center for various reasons, among which were inadequate ventilation, no bathroom facilities and the area is far too small for such use. However, Secretary stated that alternate routes would be explored to accommodate the EOC's request for a Neighborhood Service Center.

Secretary informed the Commission that Staff was pleased to recommend that the space be used as a Supplemental Food Program Distribution Center to be open 3 days per month. Chairman asked if the necessary Certificates from the Board of Health had been obtained and the response was affirmative.

Ms. Betty Brooks, volunteer worker for the EOC Supplementary Food Program, stated the program is intended for pregnant women and children under six years of age. Staffing of the Center would be composed of volunteers from the Potrero area. Ms. Brooks stated that the funds on hand to maintain the Center would carry the program through the end of June, 1974. Commissioner Walter suggested that perhaps a non-profit corporation could be set up whereby any contributions to the program would be considered tax-deductible. Commissioner Wallace stated that many of the recipients of the food packages are public housing tenants of the particular area in which these centers are located.

Commissioner Boswell stated that in view of the recent publicity surrounding food distribution centers, the Authority should go on record as limiting its sources of food to Federal surplus sources only.

Commissioner Walter moved that the Commission adopt the recommendation of staff for use of the space as a Food Program Distribution Center only. Commissioner Wallace seconded the motion. Unanimously carried.

TRAVEL: Following Resolution introduced by Commissioner Evankovich:

Secretary stated Deputy Executive Director had been asked to serve as Co-chairman of the Subcommittee on Operating Subsidy for Conventional Public Housing in connection with the NAHRO Housing Production and Management Committee Meetings.

RESOLUTION NO. 1916
* * * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND NAHRO HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETING ON MARCH 5 and 6 1974
* *

RESOLUTION NO. 1916

* * * * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C., TO ATTEND NAHRO HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETING ON MARCH 5 and 6, 1974

* *

WHEREAS, several meetings of the National Association of Housing and Redevelopment Officials will be held in Washington, D. C., March 5 and 6, 1974 including the Minority Affairs Committee, and the Housing Production and Management Committee and the Steering Committee of the Board of Governors; and

WHEREAS, the Deputy Executive Director is a member of the Housing Production and Management Committee and Co-chairman of the subcommittee on operating subsidy for conventional public housing; and

WHEREAS, this Authority deems that the participation of the Deputy Executive Director, as Co-chairman of the subcommittee on operating subsidy for conventional public housing, is essential to the conduct of its low-rent public housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Deputy Executive Director be authorized to participate as Co-chairman of the committee on operating subsidy for conventional public housing, a subcommittee of the Housing Production and Management Committee of NAHRO, in Washington, D. C., March 5 and 6, 1974.

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

February 14, 1974

Commissioner Evankovich moved that the foregoing resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	ABSENT:	None
	Hamilton T. Boswell		
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TO AMEND ACC CONTRACT - MULTI-PURPOSE CENTER AT HUNTERS VIEW: Following resolution introduced by Commissioner Evankovich:

Secretary stated this resolution represents part of the on-going program to provide an Innovative Modernization Multi-Purpose Center at Hunters View, that the units which would be removed are already vacant and that provisions had been made for a Resident Assistant Manager's apartment. He further stated that both the tenant population of the area and HUD had approved the plans for the center.

RESOLUTION NO. 1917

APPROVING AMENDMENT NO. 35 TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. 255 AND AUTHORIZING ITS EXECUTION

* *

(Original Resolution Filed in Formal Minute Book)

Commissioner Evankovich moved that the foregoing resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	ABSENT:	None
	Hamilton T. Boswell		
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared meeting adjourned at 10:30 A.M.

_____
Chairman

ATTEST:

_____
Secretary

5. GENERAL COMMUNICATIONS:

Secretary announced an informal request had been received from the Sunnydale Modernization Committee to speak to the Commission, and that such a discussion would take place at the end of the regularly prepared agenda.

6. REPORT OF SECRETARY:

None

7. REPORT OF COUNSEL:

Counsel reported activities of his office concerned routine matters.

8. UNFINISHED BUSINESS:

HUNTERS POINT "A": Secretary presented the following report which had been requested by the Commission at the Commission meeting of January 24, 1974:

"At the Commission meeting of January 24, 1974, Staff was directed to investigate the possibilities of setting up a temporary adjustment of rents for residents of the 191 units in Hunters Point "A". Such a meeting was held on January 28, 1974, at which the following matters were discussed:

1. All schedules of rent must be approved by HUD. Any adjustment in the rent schedule for subject residents, either temporary or permanent, must have prior approval of HUD.

2. A survey was made of the rents being charged the 153 residents:

   a. Fourteen families are being charged rent in excess of $100. The highest rent is $157.

   b. The average rent being charged as of February, 1974, is $58.41. The average which will reflect changes to be made effective March 1, 1974, and April 1, 1974, as a result of completed re-examinations will be $59.05.

   c. The lowest rent being charged is $25.

   d. The majority of rents of recipients of AFDC (Aid to Families with Dependent Children) will increase because of grant increases.

   e. Rents of present recipients of Social Security, Old Age Security, Aid to Totally Disabled and Blind Aid will in most cases increase due to increased income under the new Supplemental Security Income (SSI) Program.

3. Residents of the 191 units are receiving the same level of service as residents of other areas, however, the costs to provide these services is higher. The following figures verify the increased maintenance costs and higher incidents of Service Requests in the Hunters Point "A" Project:

   Total Conventional Units = .77 Service Request P.U.M.*

   Hunters Point "A" = 1.25 Service Request P.U.M.

   Using the year-to-date Maintenance Labor Distribution computer printout (covering a nine-month period ending December, 1973) the figures are as follows:

* Per Unit Per Month

Total Conventional Units - $27.02 P.U.M.

Hunters Point "A" = $49.43 P.U.M.

(These figures represent monthly maintenance labor expenditure.)

The number of services performed as per the computer printout are as follows:

Total Conventional Units = 1.42 P.U.M.

Hunters Point "A" = 1.73 P.U.M.

Therefore, any decrease in income will have an adverse effect on the quality of service which can be provided not only to these residents but to all residents of conventional low-rent housing developments.

4. The goal of deprogramming these 191 units in nine months should HUD comply to all provisions of Resolution 1909 would be seriously impeded by a rent reduction. A cheaper rent would deter voluntary move-outs.

It is the recommendation of Staff that no rent reductions should be made."

A discussion of the report followed wherein Commissioner Walter asked what the specific statutes are which dictate that HUD must approve all rents. Mr. Fred Threefoot, Chief of Rentals, stated the governing statutes are the Housing Act of 1937 as amended and the Annual Contributions Contract between HUD and the San Francisco Housing Authority. Commissioner Walter referred to the cost of maintaining services at Hunters Point A, and asked if Staff compared the condition of these particular units to others in the area, taking into account the units might be less attractive, less new and less desirable than other units in the low rent program (excluding senior citizen housing), and, if HUD, in the process of setting rents pursuant to the Annual Contributions Contracts, takes the condition of the units into considera-ation. Deputy Executive Director replied that no comparison was made between the units in question and the other units in the Hunters Point "A" project, and that the units surveyed could be considered less attractive than Valencia but more so than Harbor Slope.

Secretary stated that for years this Authority has been seeking funds to rehabilitate the area, but was refused. He further stated that to lower rents based on the fact that these units are to be replaced would only create greater difficulties in other areas where just single units need attention, and further that Staff after investigation, recommends no adjustment of rents should be made.

In answer to Commissioner Walter's question as to the number of transfer requests received from the tenants at Hunters Point "A", Secretary stated that, while awaiting the expiration of the ninety-day period during which time Mr. Price of HUD is to perform certain functions, the Housing Authority had not received one voluntary offer to move from the units. Secretary further stated that at the forthcoming National Housing Conference, it was hoped that some indication of new legislation would be discovered by the participants. Commissioner Walter stated he had spoken with various local sources and that the consensus was that no new legislation with regard to a Better Communities Act would be enacted.

In response to a statement by Mrs. Donna Billups, President, PHTA, that the tenants should be given the final decision regarding the adjustments of rents; Commissioner Walter stated that according to HUD regulations, there was nothing more the Commission could do on the matter.

Mrs. Annie Nelson, tenant of Hunters Point "A" stated that it was her opinion that there should be no decrease in rent, that the units were as

good or better than those being built in the area, and that the only problem was the outside maintenance of the buildings. Deputy Executive Director stated that indeed, the tenants had been told by HUD that $900,000 would be allotted for rehabilitating the units, but that the money had been withheld by Area Director of HUD, Mr. James Price.

Mrs. Billups stated that when the Commission talks about moving tenants out of an area because of the need to rehabilitate units, then the Commission is talking about "getting rid" of all housing projects in that all of the projects need some repair and upkeep. Secretary responded for the record that the Commission of the San Francisco Housing Authority "held out" for weeks against the Secretary of HUD, against the Regional Director of HUD, the Area Director of HUD and the Mayor of San Francisco in order to make certain that replacement housing would be available for the tenants and that point had been won. Commissioner Walter stated that while Mrs. Billups' comments were of value, she should be talking to HUD and not the Commission, as the Commission is powerless to do anything.

9. NEW BUSINESS:

OPERATING BUDGET: Following Resolution introduced by Commissioner George Evankovich:

RESOLUTION NO. 1919
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGETS FOR THE PERIOD 10-1-73 TO 9-30-74 COVERING LOW RENT PROJECTS UNDER CONTRACT NO. SF-255 AND LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268
* *

RESOLUTION NO. 1919

* * * * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGETS FOR THE PERIOD 10-1-73 TO 9-30-74 COVERING LOW RENT PROJECTS UNDER CONTRACT NO. SF-255 AND LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268

* *

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for low rent project operations under Contract SF-255 and the budget for leasing operations under Contract SF-268 and marked Exhibit B covering the fiscal operating period 10-1-73 to 9-30-74; and

WHEREAS, this Commission has reviewed the aforesaid budgets and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of Circular - HM 7475.12.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budgets marked Exhibit A and Exhibit B, attached herewith, are hereby approved for submission to the HUD Area Office, and be it further resolved:

That the Commission urgently requests the HUD Area Office to exert every possible effort to obtain and approve sufficient operating subsidies to support these budgets; and

That all proposed charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts.

This Resolution supersedes Resolution No. 1885.

APPROVED AS TO FORM:

John E. Sullivan

John E. Sullivan, Counsel
San Francisco Housing Authority

Date Feb 20, 1974

eruary 28, 1974

Secretary stated that this Authority had presented to HUD a $19,000,000 budget, which included appropriations for rehabilitating the Hunters Point "A" units. However, by HUD's dictum, the Authority was now forced to approve a $9.7 million budget, approximately one-half of that which was originally requested. Secretary recalled that the Commission had approved the original budget as submitted to HUD, but that HUD had asked the Authority to revise its proposed budget in order to comply with its 3% annual increase formula for operating subsidies in the face of an 11.0% increase in the San Francisco area alone.

Commissioner Walter stated that the passage of the proposed Resolution is largely procedural in that the Commission is being asked to bring the budget within the limits set forth by HUD. Commissioner Walter asked that the differences between the original budget and the budget now before the Commission on this date be made part of the record.

SUMMARY OF NET CHANGES
LOW RENT OPERATING BUDGET 73/74 AND
AS APPROVED BY COMMISSION
AS CURRENTLY REVISED

Dwelling Rent	Approved	4,643,120	54.04	P.U.M.
	Revised	4,729,040	55.04	"
	Net Increase	85,920	1.00	"

Increased to reflect net effect of change in rent schedule as applied to budget period. Recommended changes will be presented to the Commission as soon as completed.

Interest	Approved	43,000	.50	P.U.M.
	Revised	80,000	.93	"
	Net Increase	37,000	.43	"

Increased to reflect anticipated higher level of investments, including advances for modernization programs, and higher yields. Actual for 72/73 period amounted to .91 P.U.M.

Other Receipts	Approved	65,300	.76	P.U.M.
	Revised	85,920	1.00	"
	Net Increase	20,620	.24	"

Increased to more accurately reflect current experience. 1972/73 actual - .99 P.U.M.

Total Oper. Inc.	Approved	4,821,760	56.12	P.U.M.
	Revised	4,965,300	57.79	"
	Net Increase	143,540	1.67	"

Increased as described above.

Admin. Salaries	Approved	1,254,220	14.60	P.U.M.
	Revised	1,110,600	12.92	"
	Net Decrease	143,620	1.68	"

Decreased by elimination of 26 requested new positions in approved budget less added 3 new positions relative to data processing and miscellaneous adjustments. Net reduction - 23 positions.

Tenant Services Salaries	Approved	113,060	1.32	P.U.M.
	Revised	93,130	1.08	"
	Net Decrease	19,930	.24	"

Reduced by eliminating 3 new requested positions.

Tenant Services - Contract-Training	Approved	85,600	.99	P.U.M.
	Revised	47,200	.55	"
	Net Decrease	38,400	.44	"

Reduced by decreasing budget for resident assistants, formerly 12 full months, to an incremental addition basis.

Utilities-Labor	Approved	115,600	1.34	P.U.M.
	Revised	91,270	1.06	"
	Net Decrease	24,330	.28	"

Reduced to reflect elimination of one requested new position (Heating Engineer) and change in labor rate estimate.

Ord. Maint. Labor	Approved	3,362,050	39.13	P.U.M.
	Revised	3,041,090	35.39	"
	Net Decrease	320,960	3.74	"

Reduced by elimination of 22 new requested positions and reducing anticipated average rate increase from 6% to 2% based on majority of new rates expected to be effective June 1, 1974.

Ord. Maint. Materials	Approved	474,280	5.52	P.U.M.
	Revised	457,950	5.33	"
	Net Decrease	16,330	.19	"

Reduced by rebudgeting on basis of 1972-73 actual at 4.85 plus 10%.

Replacement of Equipment — The replacement of ranges, refrigerators and space heaters has been eliminated on the basis that useable equipment can be salvaged from the planned replacement programs under the Modernization process.

Additions & Betterments — This account consists of replacing and adding office and maintenance equipment. A revised current capital items list is enclosed. We eliminated $39,770 in equipment from our original listing and have added $90,000 for data processing equipment not included originally. The net increase, therefore, is $50,230.

Casualty Losses — This account was arbitrarily reduced $110,000 on the supposition that fire and vandalism related expenses will substantially decline.

Operating Reserves — Our reserves of $1,861,046 will be reduced by $835,565 at the end of the 1973-74 operating period. It is calculated that we cannot safely reduce our estimated operating reserve balance of $1,025,481 any further in view of accounts receivable of $682,885 included in the reserve figures.

Protective Services C/C	Approved	15,000	.18	P.U.M.
	Revised	-	-	"
	Net Decrease	15,000	.18	"

This item eliminated from this account. It is included in Casualty Loss Account and refers to private patrol service to protect units being rehabilitated following fire damage.

Employee Benefit Contributions	Approved	1,246,190	14.51	P.U.M.
	Revised	1,127,460	13.21	"
	Net Decrease	118,730	1.39	"

Reduced by reason of applicable costs for newly requested positions which are eliminated.

Total Routine Expense	Approved	9,751,990	113.50	P.U.M.
	Revised	9,054,690	105.38	"
	Net Decrease	697,300	8.12	"

Reduced per above described actions.

Extraordinary Maintenance

It is obvious that the barest minimum is being budgeted and that continued deferment can only result in further deterioration of the structures. We are advised that no more modernization funds will be made available and no additional subsidies will be provided for the 73/74 operating period. There is no indication that our dilemma will be solved even in future years. The programs remaining in the budget are those with the highest priority within funds available."

Commissioner Walter further stated that the Resolution before the Commission further reflects the intent of the Commission to bring the budget within the HUD imposed limits as seen in the second "WHEREAS" of the Resolution, and that it does not provide for Federal funding in excess of that payable under provision of Circular HM 7475.12. The Commissioner recalled that he and Commissioner Evankovich had reviewed the budget and would now recommend passage of the Resolution to the Commission.

Commissioner Walter moved that the foregoing resolution be adopted. Commissioner Evankovich seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	EXCUSED:	Hamilton T. Boswell
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Walter:

RESOLUTION NO. 1918
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND THE 43RD ANNUAL CONFERENCE OF NATIONAL HOUSING CONFERENCE AND NAHRO'S BOARD OF GOVERNORS STEERING COMMITTEE, MARCH 2 THROUGH MARCH 7, 1974
* *

RESOLUTION NO. 1918
* * * * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C. TO ATTEND THE 43RD ANNUAL CONFERENCE OF NATIONAL HOUSING CONFERENCE AND NAHRO'S BOARD OF GOVERNORS STEERING COMMITTEE, MARCH 2 THROUGH MARCH 7, 1974
* *

WHEREAS, the Executive Director's Advisory Committee to the National Housing Conference will be held in Washington, D. C. on March 2, 1974; and

WHEREAS, the 43rd Annual Conference of the National Housing Conference will be held in Washington, D. C., March 3-4, 1974; and

WHEREAS, the NAHRO Board of Governors Steering Committee Meeting will be held in Washington, D. C., March 5, 6, and 7, 1974: and

WHEREAS, the Executive Director is a member of the Executive Director's Advisory Committee to the National Housing Conference and Sponsor of said Conference; and

WHEREAS, the Executive Director is a member of the NAHRO Board of Governors Steering Committee; and

WHEREAS, this Authority deems that it is essential to the interests of the San Francisco Housing Authority and proper administration of low-rent housing program that certain Commissioners and the Controller attend the National Housing Conference in Washington, D.C., March 3-4, 1974; and

WHEREAS, this Authority deems that it is essential to the interests of the San Francisco Housing Authority that the Executive Director represent the San Francisco Housing Authority at all of the aforementioned Conferencesand meetings of which he is a member and sponsor:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That certain Commissioners, Executive Director and the Controller be authorized to represent the San Francisco Housing Authority at the aforementioned Conferences and meetings.

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

John E. Sullivan

John E. Sullivan, Counsel
San Francisco Housing Authority

Date February 27, 1974

February 28, 1974

Commissioner Walter moved that the foregoing resolution be adopted. Commissioner Evankovich seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter	EXCUSED:	Hamilton T. Boswell
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

UTILITIES RATES: Commissioner Wallace stated that the residents of the Harbor Slope and Holly Courts projects were concerned about the recent increases in the cost of utilities and that the last survey of such increases was made on April 13, 1972. Commissioner Wallace moved that Staff be directed to update the survey. Commissioner Byrnes seconded. Unanimously carried.

SUNNYDALE MODERNIZATION: PHTA President, Mrs. Donna Billups stated that the Sunnydale Modernization Committee had asked to speak to the Commission about the poor service the residents of the area are receiving in terms of the kitchen modernization program. Mrs. Billups stated the model apartment which had been seen by the tenants had been dismantled and that now the stoves which were being installed in the units are not the stoves the tenants thought they were getting. Further, she stated that the tenants had requested tile and were getting floor covering instead. Mrs. Billups inferred that each of these items were of inferior quality compared to the samples seen in the model apartment. Mrs. Billups continued by saying that she had asked that the contractors stop work until all of the unfinished kitchens were completed but the kitchens were still being torn up and not finished.

Commissioner Walter asked Mrs. Billups to present a list of the items with which the tenants were not satisfied. She listed the stoves, floor covering, cabinets, sinks and the timing involved in the installation of these items.

Chairman Ergina asked if the tenants had not been informed of the acceptance of the lowest bidder for the kitchen items. Mrs. Billups stated that the tenants had been informed that the contractor in question was from Los Angeles and was familiar with working with tenants, but she stated, he was providing inferior workmanship.

For the record, Secretary stated that the tenants were informed that this Authority was bound by law to submit proposals to purchase anything to public bid and there was no way of knowing that the Los Angeles firm would be the low bidder. Secretary read following letter dated October 20, 1972, that was sent to thirty-five Chairpersons of Tenant Groups involved in the Modernization Program:

"October 20, 1972

Dear Tenant:

The Housing Authority has asked various stove manufacturers to submit sample stoves for consideration in our Modernization Program. Nine were sent to us trying to meet our recommended specifications, and after management and tenant review, three stoves are still being considered.

An additional major stove manufacturer has recently sent us his sample stove and the Housing Authority's Maintenance Department believes it to be competitive. We ask that you look at this stove in comparison with the other three so that final stove choices can be sent out to bid as soon as possible.

The four stoves can be reviewed by you or your representative this Thursday, October 26, 1972, at 2:00 P.M., at the Valencia Gardens Purchasing Office, 1792 - 15th Street. Tenant representatives from the other projects getting modernized kitchens are also being invited.

Thank you again for taking the time to participate in the Modernization Program."

Secretary continued by reading in part from a statement entitled Procedure for Modernization Stove Purchases:

> "At a meeting of the Modernization Committee on March 2, 1972, a discussion was held regarding the purchase of stove and refrigerators. It was suggested and unanimously agreed to ask the plumber foreman and stove repairman to prepare a list of recommendations on improvements in stove parts and construction. The Purchasing Department was asked to proceed with this approach. Nine manufacturers submitted sample stoves for inspection. The Maintenance Department decided that three of the nine stoves met the required specifications. A meeting was held with HUD on the matter. On June 27, 1972, a meeting arranged by the Human Relations Department was held at which time the tenants were invited to inspect the stoves. Each stove was inspected and its good and bad features explained."

Secretary stated that the final three choices were sent to public bid and the Gaffer-Sattler was the low bidder. This stove which had been approved by the tenants was the stove which was purchased and installed.

Mrs. Billups again stated that the tenants were not satisfied with their kitchens and that the materials installed were inferior. Secretary referenced a survey dated February 27, 1974, which had been taken among the tenants involved in the kitchen modernization process. The four areas of concern were carpentry, flooring, plumbing and electrical. Residents of 61 apartments were interviewed, and of the 61 - 50 tenants were satisfied with the cabinets and carpentry, 11 apartments needed carpentry follow-up. Regarding the flooring 36 tenants were satisfied with the new floor and 15 were in need of follow-up. Regarding plumbing, 46 units had no problems and 13 units needed some kind of adjustable plumbing problem. Regarding electrical services, no electrical problems were reported.

Commissioner Walter asked if the floor covering installed was different from that seen in the model apartment. Mr. Evert Heynneman, Chief of Planning, stated that the quality of the floor covering was precisely the same as that exhibited in the model apartment. Commissioner Byrnes asked the consequences of halting the work of the contractors. Counsel replied that if work is stopped, the Contractor could claim a cost of approximately $627.00 per day.

Mrs. Billups stated that henceforth, the tenants should be shown the choices of material resulting from the public bidding process so that they would know the exact model and type of material which would be installed in their apartment. Secretary stated that meetings with the tenant groups would continue to be held until all parties could come to a workable agreement.

10. ADJOURNMENT:

Chairman declared meeting adjourned at 11:30 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, March 14, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, March 14, 1974.

DOCUMENTS
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1. ROLL CALL:

Meeting called to order by the Chairman:

Roll Call found following members to be:

PRESENT:
Dr. Amancio G. Ergina, Chairman
Mr. George Evankovich, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Mrs. Joan M. Byrnes, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED:
Mr. Stephen Walter, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:
Walter L. Scott, II, Acting Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Introduced by Acting Secretary:

Mrs. Barnell, Potrero Citizens Improvement Association
Ms. Linda Schiffman, San Francisco Bay Guardian
Mr. Preston Sample, Clark Sample & Associates
Mr. L. Brownell, Local 261
Mr. George Collins, Sunnydale Program Director
Ms. Rebecca Purnell, PHTA
Mr. Larry Liebert, San Francisco Chronicle
Mr. Donald Canter, San Francisco Examiner

3. APPROVAL OF AGENDA:

Commissioner Wallace moved agenda as prepared be agenda of the day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Evankovich moved minutes of February 28, 1974, as distributed to the Commissioners, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

43RD ANNUAL MEETING - NATIONAL HOUSING CONFERENCE: Acting Secretary noted Commissioner Wallace had prepared a written report, a copy of which was contained in the materials presented to the Commissioners prior to the meeting. Chairman Ergina stated that he and Commissioners Evankovich and Byrnes had also attended the NHC meetings in Washington. Chairman stated the conference was successful and that those professionals involved in housing seemed to think the new leased-housing program would not work, whereas the Administration was saying that the program would work if given a chance. Chairman Ergina stated he had retained written material from the Conference and would gladly forward same to anyone requesting the documents.

Commissioner Byrnes stated she had been most impressed with Senator Edward Kennedy's presentation; the Senator had long been a staunch defender of public housing, and his speech had been very well received.

Acting Secretary stated that the National Housing Conference, NAHRO and the National League of Cities had all scheduled meetings in Washington during the same week and each organization had contributed a great deal of effort in bringing about passage of the Sparkman Bill (S. 3066 "Housing and Community Development Act of 1974"), which Bill had passed by a 76 to 11 vote on March 12, 1974. Acting Secretary noted that HUD Secretary Lynn had indicated to both the National Housing Conference and NAHRO that the President would probably veto the Bill, but that the efforts made on the part of each organization were well worth the time expended.

HOUSING PRODUCTION AND MANAGEMENT COMMITTEE OF NAHRO: Acting Secretary stated the NAHRO Steering Committee of the Board of Governors and all national NAHRO Committees had met in Washington on March 5th and March 6th to finalize organization of work programs. Acting Secretary, who Chaired one of the four subcommittees of the Housing Production and Management Committee made the following report.

Acting Secretary noted the name of the subcommittee chaired by the Acting Secretary ("Operating Subsidy for Conventional Public Housing") had been changed to the "Subcommittee on Housing Management for Conventional Public Housing." The Section 23 Leased-Housing Subcommittee continued in its conviction that the Section 23 Rules and Regulations as proposed by HUD will not work in its present form. The third and fourth subcommittees were concerned with "Production and Finance Delivery Systems" and Personnel Development and Training."

Regarding the Committee on Housing Management for Conventional Public Housing, Acting Secretary stated it had concerned itself with six priorities. 1) Operating Subsidy Funding Mechanism - Directors of HUD and OMB had been in favor of this type of funding procedure, although when asked to attend a follow-up meeting to be held in Chicago in April, the HUD officials indicated that it would be NAHRO's responsibility to invite OMB representatives. Acting Secretary implied it appeared that HUD was relying on OMB's direction in this matter. 2) Modernization (Funding and Guidelines) - Additional modernization funds are expected to be received and Mr. Kenneth Moul, HUD Director of Finance had appeared optimistic that such would be the case. 3) Lease and Grievance Procedures Revisions - Several Housing Authorities in favor of local autonomy had filed suit against HUD and lost. As a result, Assistant Secretary Crawford of HUD has been working on revisions to the Procedures. Acting Secretary noted that he would be opposed to any revisions which would provide for the "dilution" of certain rights of tenants. 4) Implementation of HUD Rent Ranges Circular - Acting Secretary noted the San Francisco Housing Authority had tabled a resolution which would have initiated use of Rent Ranges as proposed by HUD, and that those Housing Authorities making use of the rent ranges policy were reporting positive fiscal results. However, a Federal court of appeals in Cincinnati, Ohio, has declared HUD's rent ranges regulation invalid. 5) Vendor Payments Regulations as Proposed by HEW - These regulations concern the right of an Authority to ask for direct payments from the Welfare Department and do not affect the San Francisco Housing Authority.

6) Relationships with Local Governments - The cooperative agreements which provide for the distribution of municipal services to public housing residents are being surveyed by NAHRO. A report will be forthcoming when survey reports are analyzed.

7. REPORT OF COUNSEL:

MANNING VS. SAN FRANCISCO HOUSING AUTHORITY - CLASS ACTION SUIT: Counsel John E. Sullivan stated the suit concerns a person under the age of 18 who is the mother of a child. The suit alleges the San Francisco Housing Authority is discriminating against her by denying her residence in public housing solely on the basis of her age. Counsel stated there is some doubt as to whether this suit should have been filed on the basis of a "class action." Interrogatories have been forwarded to the parties involved, information is being gathered and the Commission will be informed of any developments.

8. UNFINISHED BUSINESS:

SUNNYDALE MODERNIZATION PROGRAM: Acting Secretary presented the following report.

Pursuant to the Commission's direction, staff has continued to meet with members of the Modernization Committee from Sunnydale.

The issues raised at the February 26, 1974, Commission meeting by Mrs. Donna Billups and responded to by the Executive Director and Staff remained the same. Subsequent meetings held on February 26, February 27, March 5, and March 12, 1974, failed to alleviate the Sunnydale Modernization Committee's concerns.

With regard to the quality of materials issue raised by the tenant representatives, Staff finds no justification for changing the materials presently being installed. It is our opinion that they are of equivalent quality and type as agreed upon with tenants earlier in the planning process.

However, because of the growing concern on the part of those tenants whose kitchens have been modernized to date, Staff has taken the following action:

1. Effective March 13, 1974, directed the kitchen modernization Contractor to stop further demolition. (See Exhibit #1)

2. At the request of the tenants, invited HUD to inspect materials being installed. (See Exhibit #2)

3. In response to letter of February 26, 1974, from Mrs. Donna Billups, Chairman of the Modernization Committee, for an updated budget, said budget, as of January 31, 1974, was presented to the Tenant Representatives at the March 12 meeting. (See Exhibit #3)

Staff will continue to meet with Sunnydale tenant leaders until matter is resolved.

9. NEW BUSINESS:

TRAVEL: Following Resolution introduced by Commissioner Evankovich:

RESOLUTION NO. 1920

* * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE ANNUAL MEETING OF THE WESTERN GERONTOLOGICAL SOCIETY AT TUCSON, ARIZONA ON MARCH 24 THRU 26, 1974

* *

RESOLUTION NO. 1920
* * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE ANNUAL MEETING OF THE WESTERN GERONTOLOGICAL SOCIETY AT TUCSON, ARIZONA ON MARCH 24 THRU 26, 1974.

WHEREAS, the Annual Meeting of the Western Gerontological Society is to be held at Tucson, Arizona, March 24 thru 26, 1974; and

WHEREAS, this Authority deems that the attendance at this Annual Meeting of the Western Gerontological Society in Tucson, Arizona, of Commissioner Martin L. Helpman and Miss Effie Robinson, Director of Senior Citizens Social Services is essential to the conduct of the San Francisco Housing Authority's low-rent public housing operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Martin L. Helpman and Miss Effie Robinson be authorized to travel to Tucson, Arizona on March 24 thru 26, 1974, for the purpose of attending the Annual Meeting of the Western Gerontological Society.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

Acting Secretary stated passage of the proposed Resolution would enable both Commissioner Helpman and Miss Effie Robinson to contact representatives of the thirteen western states concerning the "plight of senior citizens."

Commissioner Evankovich moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

INCOME LIMITS: Following Resolution introduced by Commissioner Evankovich:

RESOLUTION NO. 1921
* * * * * * * * * * *

RESOLUTION REPEALING RESOLUTION NO. 1786 AND AMENDING SECTION I, PARAGRAPH A, II, AND A, II(a) AND SECTION I, PARAGRAPH C, II OF RESOLUTION NO. 1694 TO ADJUST INCOME LIMITS FOR ADMISSION AND CONTINUED OCCUPANCY
* *

RESOLUTION NO. 1921

RESOLUTION REPEALING RESOLUTION NO. 1786 AND AMENDING SECTION I, PARAGRAPH A, II, and A, II(a) and SECTION I, Paragraph C, II of RESOLUTION NO. 1694 TO ADJUST INCOME LIMITS FOR ADMISSION AND CONTINUED OCCUPANCY.

* *

WHEREAS, at its regular meeting of May 13, 1971 this Authority did adopt Resolution No. 1786 which amended Section I, Paragraph A, II, and A, II(a) and Section I, Paragraph C, II of Resolution No. 1694 to adjust income limits for admission and continued occupancy, and Section I, paragraph E of Resolution No. 1694 to adjust subsidy income limits; and

WHEREAS, this Authority is desirous of adjusting income limits for admission and continued occupancy in order to better serve a cross section of low income families in the community and to delete the no longer applicable subsidy income limits to define families of unusually low income;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Resolution No. 1786 be and the same is hereby repealed.

II. That Section I, Paragraph A, II and A, II(a) of Resolution No. 1694 be amended to read as follows:

"II. Whose aggregate net annual income does not exceed the following limits

Admission Income Limits

Family Size Number of Persons	Annual
1	$5200
2	5600
3	6000
4	6400
5	6800
6	7200
7	7500
8	7800
9	8000
10 or more	8200

"a. Families which are to be displaced by Governmental action or were so displaced within three years prior to making application for admission shall be admitted with net family incomes not to exceed the following:

Family Size Number of Persons	Annual
1	$6500
2	7000
3	7500
4	8000
5	8500
6	9000
7	9375
8	9750
9	10000
10 or more	10250

III. That Section I, Paragraph C, II of Resolution No. 1694 be amended to read as follows:

"C. Eligibility for continued occupancy

II. Whose aggregate net annual income does not exceed the following limits:

Family Size Number of Persons	Annual
1	$6500
2	7000
3	7500
4	8000
5	8500
6	9000
7	9375
8	9750
9	10000
10 or more	10250

IV. That Section I, Paragraph E of Resolution No. 1694 be and the same is hereby repealed.

V. That this resolution shall become effective immediately upon approval by HUD.

VI. That should any conflict arise between this resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this resolution shall prevail to the extent of such conflict.

Acting Secretary stated the Commissioners had received all background information relating to the Resolution. Chairman Ergina asked if the new income limits were comparable to other Housing Authority income limits in the Bay Area. Acting Secretary stated the proposed new limits were identical to those recently established by Oakland, Marin, Contra Costa, South San Francisco, Pleasanton and Livermore. Commissioner Boswell asked if the revised income limits represented a rent increase for public housing tenants. Acting Secretary stated the Commission was being asked to revise the limits previously established in 1971 by the Commission so that people whose incomes had reached a certain level could apply and be eligible for public housing, and further, that senior citizens would greatly benefit from these income limits in that those receiving supplemental incomes in addition to Social Security would still be eligible for public housing. Commissioner Boswell asked what effect the revised income limits would have on the lowest-of-low-income-people, indicating that infringement upon the rights and desirability of this group as a result of the revised income limits would not conform with the best interests and traditions of the San Francisco Housing Authority. Acting Secretary stated the revised limits would allow more of the low income group to be eligible for public housing, and that the "first come, first served" rule would apply to all applicants, along with the established priority classifications, i.e., veterans, totally disabled, etc. Commissioner Boswell further voiced his concern that in view of the desirability of higher income tenants, essentially the Housing Authority would be discriminating against the very poor families who so desperately need housing; what safeguards would be taken that such discrimination would not take place. Acting Secretary replied that the so-called safeguards could be found in Resolution No. 1694 which the Commission had passed, and which Resolution set forth the basis on which applicants would be admitted to public housing. Commissioner Boswell stated that all of the Authority's low-income applicants "ended up" in Hunters Point. Mr. Fred Threefoot, Chief of Rentals, stated that many applicants to whom the Commissioner was referring had specifically requested the Hunters Point area, and that if the applicants were willing to wait, they could be placed elsewhere. Mr. Threefoot further stated that the revised income limits would create a greater market for public housing applicants in that previously excluded applicants, some on the basis of just $40 per month over-income, would now be included. Commissioner Boswell stated that while he was not opposing passage of the Resolution, he would alert Staff to the possibilities of inadvertantly creating a class structure among public housing tenants.

Commissioner Wallace asked what effect the revised income limits would have in terms of Section 23 guidelines wherein the landlord has the right to select his tenants, and particularly, from those who would pay higher rents. Mr. Threefoot responded that the revised income limits would enable low-income families to be eligible for admission to Section 23 leased housing as well as conventional low-rent housing and that until such time as definitive guidelines were established and put into force, there would be no accurate method of determining any other effects. However, he added, we do know that the new proposed Section 23 program is designed to discriminate against the lowest income minority families.

In response to Commissioner Byrnes' statement that Commissioner Boswell's point should be well taken by Staff, in that no lower income person should be discriminated against, Acting Secretary replied that the San Francisco Housing Authority has one of the highest welfare-receiving tenant population in the country, nearing 90%. Mr. Threefoot stated that in reality, these limits being presented to the Commission were still not high enough, but were the highest available under current HUD regulations.

Commissioner Evankovich moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina George Evankovich Rev. Hamilton T. Boswell Joan M. Byrnes Cleo M. Wallace Martin L. Helpman	NAYS:	None
		EXCUSED:	Stephen Walter

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 1922
* * * * * * * * * * *

AUTHORIZING TRAVEL TO FRESNO, CALIFORNIA, TO ATTEND STATE-WIDE ACCOUNTING WORKSHOP UNDER THE AUSPICES OF CENTRAL VALLEY CHAPTER OF NAHRO, MARCH 25 AND 26, 1974
* *

RESOLUTION NO. 1922

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO FRESNO, CALIFORNIA, TO ATTEND STATEWIDE ACCOUNTING WORKSHOP UNDER THE AUSPICES OF CENTRAL VALLEY CHAPTER OF NAHRO, MARCH 25 and 26, 1974

* *

WHEREAS, the Central Valley Chapter of the National Association of Housing and Redevelopment Officials will hold its conference in Fresno, California, March 25-26, 1974; and

WHEREAS, a Statewide Accounting Workshop is part of the conference program; and

WHEREAS, HUD has invited Messrs. Noel Carroll, Chief of Finance and Tom Moss, Special Auditor and Modernization Coordinator, to participate on the Workshop panel.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the invited members of staff be authorized to represent the San Francisco Housing Authority at the aforementioned conferences and meetings.

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

Commissioner Wallace moved that the foregoing Resolution be adopted. Commissioner Evankovich seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1923

* * * * * * * * * * * *

AUTHORIZING TRAVEL TO ATTEND THE NATIONAL CENTER FOR HOUSING MANAGEMENT TRAINING PROGRAM FOR ON-SITE MANAGERS OF HOUSING FOR THE ELDERLY IN WASHINGTON, D.C., ON MARCH 17 THRU 29, 1974

* *

RESOLUTION NO. 1923

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE NATIONAL CENTER FOR HOUSING MANAGEMENT TRAINING PROGRAM FOR ON-SITE MANAGERS OF HOUSING FOR THE ELDERLY IN WASHINGTON, D.C. ON MARCH 17, THRU 29, 1974

WHEREAS, the National Center for Housing Management, under a developmental grant from the Administration on Aging, Department of Health, Education and Welfare, has designed and produced a new and unique method for training managers of housing for the elderly; and

WHEREAS, the National Center for Housing Management Training Program for On-Site Managers of Housing for the Elderly is to be held in Washington, D.C. on March 17, thru 29, 1974; and

WHEREAS, this Authority deems that the attendance at this aforementioned Training Program for On-Site Managers of Housing for the Elderly, of Neilson Bates, Manager of Elderly Housing, is essential to the conduct of its low-rent public housing operations; and

WHEREAS, tuition, room and board are being underwritten by the Department of Health, Education and Welfare; and

WHEREAS, transportation to and from must be born by this Authority:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Mr. Neilson Bates, Manager of Elderly Housing, be authorized to travel to Washington, D.C. on March 17, thru 29, 1974 for the purpose of attending the National Center for Housing Management Training Program for On-Site Managers of Housing for the Elderly.

II. That travel time expenses and per diem in excess of those costs being underwritten by the Department of Health, Education and Welfare be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 10:35 A.M.

_____
Chairman

ATTEST:

_____
Acting Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, March 28, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, March 28, 1974.

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1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Dr. Amancio G. Ergina, Chairman
Mr. George Evankovich, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Mrs. Joan M. Byrnes, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Chairman stated that the numerous visitor cards would not be read but would be listed in the minutes of the meeting.

John Carter, SFHA Employee, Retired
Jack Goodlow, SFHA Employee, Retired
Ruth Paramore, Synnydale
Fausaga Eva, Sunnydale
Nofoaluma Tuiasopo, Sunnydale
Malologa Seiuli, Sunnydale
Faaolo Lualemave, Sunnydale
Nofoaga Mataele, Sunnydale
Annie Mae Rose, President, Sunnydale Citizens League
Abe Coffman, Sunnydale
Ethel McCarrell, Hunters View
John K. Capiti, 225 Hyde
Christine Neal, Alice Griffith
Lillian Robinson, Hunters Point "A"
Mandy Brown, Hunters Point
Annie Mae Nelson, Hunters Point "A"
Shirley Buchanan, Y.B.W.S.
Dolores Perkins, Potrero Terrace
Naomi M. Adams, PHTA
Rebecca Purnell, PHTA
Ruby Pittman, PHTA
Betty Brooks, Economic Opportunity Council
John E. Rogers, Housing Coordinator, DSS
Larry Liebert, SF Chronicle

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved agenda as prepared be agenda of the day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved minutes of March 14, 1974, as distributed to the Commissioners, be approved. Commissioner Boswell seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 (SENATE BILL 3066): Secretary recalled that the Housing and Community Development Act of 1974, as passed by the Senate on March 11, 1974, by a 76-11 vote, contained many amendments sought by Housing Authority officials. Secretary stated that inclusion of these amendments was largely due to the fine work of Senator Allan Cranston. The Bill now contains authorizations for 92,000 new units under Public Housing production programs, operating subsidies of $500 million for 1975 and $560 million for 1976 and a modernization program, which the Administration sought to omit from the legislation. Secretary stated that the original Bill would have positioned Housing Authorities as vehicles through which monies would pass into the hands of private developers who would build public housing units, select tenants and collect rents. Secretary indicated the House of Representatives' Bill would now be "marked up" but would probably not get a hearing on the floor until sometime in September. In response to Chairman Ergina's inquiry as to the probability of House action on the Bill, Secretary stated he doubted such a Bill would be forthcoming this year, and that the only action might be an extension of current provisions under the existing Housing Act.

Commissioner Byrnes asked if Secretary James T. Lynn, of HUD, had not indicated at the recent National Housing Conference, that he would recommend presidential veto of the Bill. Secretary replied that, indeed, Secretary Lynn, who appeared to be proceeding strictly on a "party line basis," had expressed his recommendation for veto of any Bill calling for reinstitution of conventional housing programs. Secretary concluded by stating that essentially it is impossible to predict the outcome of the legislation but that continued support of the Bill should be made by all Housing Authorities. Such efforts, he said, would surely represent a "good investment."

7. REPORT OF COUNSEL:

1880 PINE STREET: Counsel Sullivan stated claims had been filed on the part of the contractor against the Housing Authority, the Executive Director and the Contracting Officer of the Authority. Counsel estimated that all proceedings would be filed within six months, and, further, that a trial would not take place for some two or three years. The Commission would continue to be informed of any developments in the matter.

8. UNFINISHED BUSINESS:

SUNNYDALE MODERNIZATION PROGRAM: Secretary stated he had been instructed by the Commission to request HUD to inspect the items being installed in Sunnydale. The letter had been written on March 13, and a response from HUD was received March 21, which indicated that the San Francisco Housing Authority was scheduled for a routine inspection of the modernization program beginning Tuesday, March 19. Secretary stated a San Francisco Housing Authority inspector had been informed that the HUD report of the inspection would be received in a few days.

Mrs. Donna Billups, Chairperson, Sunnydale Modernization Committee, stated she was surprised that such an inspection had taken place when no tenants had been present and that the grievances of the tenants should be presented to HUD. Deputy Executive Director indicated that Mrs. Billups was free to contact HUD at any time. Commissioner Boswell stated that to demonstrate the Housing Authority's confidence in the modernization program and its willingness to assist the tenants, the Authority itself should set up such a meeting between the Residents' Association and HUD. Mrs. Billups referenced a flyer which had been distributed to the tenants of Sunnydale listing the grievances at hand. Secretary stated that the flyer had been distributed to the Commissioners, at her request, and that Staff would be happy to set up the meeting, and, further,

staff would not be present, if so requested. Mrs. Billups stated that she would like both staff and Commissioners to be present at the meeting. Chairman Ergina acknowledged Mrs. Billups' "good suggestion."

For the record, Counsel Sullivan stated that the flyer to which Mrs. Billups had referred had not been distributed under the auspices of the Housing Authority, but had been prepared by Mrs. Billups and her organization. Chairman Ergina further referenced the flyer by asking the meaning of the statement that the modernization program "could cost the tenants money." Secretary responded by stating the flyer implied that from time-to-time a tenant could be charged for damages for "acts of negligence" when, in fact, the "damages" would be a result of the alleged inferior quality of the materials being installed at Sunnydale.

Commissioner Evankovich referenced a staff memo which indicated that Mr. Landes, HUD Inspector, had made a tour of the Kitchen Modernization program at Sunnydale and was quoted as saying there was no question that the quality of the material was equal or better than that shown in the model apartment. Secretary replied that the memo to which the Commissioner was referring was not an official statement of the HUD inspector, and that the letter reporting the results of the inspection would be coming from HUD in a few days. Commission directed Secretary to arrange a meeting among representatives of the Sunnydale Modernization Committee, Staff, the Commissioners and HUD.

Mr. Abe Coffman, Sunnydale resident, addressed the Commission by stating there are no Black people doing the work at Sunnydale, and that there are Black residents of the area who could do the work. Mr. Evert Heynneman, Chief of Planning, stated one of the subcontractors is a minority contractor and, if Mr. Coffman requested, the records would be made available to him. Commissioner Boswell asked if the Affirmative Action Program of the Authority is working, and further, if the contractor, Barsh and Lowy, is complying with its provisions. Deputy Executive Director replied that this was the first time the Authority had been made aware of any problem regarding the Affirmative Action Program, and further, that the contractor had been approved by the tenants prior to beginning the job. Mrs. Billups stated the only Black contractor on the job at Sunnydale had been fired. Commissioner Evankovich inquired why a Los Angeles contractor had been awarded the contract in the first place. Secretary responded Barsh and Lowy had been the low bidder. Commissioner Evankovich requested a listing of the nationalities of all workmen presently participating in the Sunnydale Modernization Program.

Commissioner Wallace referenced a HUD Circular which stated that 25% of a job connected with Federally-assisted programs should be given to qualified tenants, that there are a number of qualified workmen among the tenants at Sunnydale who are not being hired and if they are at all, they are not making the same hourly rate as those in a Union. Commissioner Boswell moved that an investigation be made of the contractor to determine his compliance with the Affirmative Action Program of the Authority. Commissioner Wallace seconded the motion. Unanimously carried.

Discussion continued wherein Commissioner Evankovich clarified the intent of the Affirmative Action Program by stating that the program provides for the hiring of qualified workmen under a collective bargaining agreement who are registered on an unemployment list. The program contains no reference to a quota in terms of the color of the workmen and, further, refers only to "residents" of the area in which the job is being done, not "tenants" of the particular project.

Commissioner Wallace again referenced the HUD Circular and Commissioner Evankovich stated that the HUD Circular is a recommendation only and not a "rule". Mrs. Billups stated that the Commission by adopting the Affirmative Action Plan some years ago had made a commitment to PHTA that the tenants would be trained on the job.

Mrs. Ruth Paramore, Sunnydale resident, stated her complaints regarding the stoves and flooring. Secretary reiterated that the items shown in the model apartment did not constitute a promise that the items eventually to be installed would be identical in appearance, but that the items would be identical in quality. Secretary recalled that the Commission had directed him to set up a meeting among Housing Authority Staff, HUD and the Commissioners and that Mrs. Paramore would be welcome to attend the meeting and voice her complaints to HUD at that time.

HUNTERS POINT "A": Chairman noted a few members of the audience wished to speak to the Commission regarding the status of Hunters Point "A". Secretary stated he had spoken with Mr. James Price, HUD, who was not yet ready to make a decision regarding Hunters Point "A". Secretary further stated the Authority had not had one request from a tenant to voluntarily move from the Hunters Point Area.

Commissioner Boswell reminded the members of the audience of the proper procedures to be followed concerning a request to speak before the Commission in that such a request should be submitted in writing prior to the meeting at which an individual wished to speak.

9. NEW BUSINESS:

APPRECIATION: Following Resolution introduced by Commissioner Evankovich

RESOLUTION NO. 1924
* * * * * * * * * * *

A P P R E C I A T I O N

Mr. John Carter
****

RESOLUTION NO. 1924

A P P R E C I A T I O N

Mr. John Carter
****

WHEREAS, Mr. John Carter did enter the employ of the San Francisco Housing Authority on November 28, 1944; and

WHEREAS, Mr. Carter during his tenure of 29 years and 8 months did faithfully and diligently discharge his duties and responsibilities as a member of the maintenance staff of this Authority; and

WHEREAS, Mr. Carter has gained the respect of the Commission of this Authority and of his fellow employees for his loyalty, efficiency and dedicated service; and

WHEREAS, Mr. Carter, having reached the mandatory retirement age of 65, has retired from employment with this Authority;

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 28th day of March, 1974, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mr. John Carter its deep appreciation for his many years of service and its warmest wishes for a long, happy and healthy retirement.

Amancio G. Ergina
Chairman, Dr. Amancio G. Ergina

George Evankovich
Vice Chairman, George Evankovich

Stephen Walter
Commissioner, Stephen Walter

H. T. Boswell
Commissioner, Rev. Hamilton T. Boswell

Joan M. Byrnes
Commissioner, Joan M. Byrnes

Cleo F. Wallace
Commissioner, Cleo F. Wallace

Martin L. Helpman
Commissioner, Martin L. Helpman

ATTEST:

Eneas J. Kane
Secretary, Eneas J. Kane

RESOLUTION NO. 1925

A P P R E C I A T I O N

Mr. Jack Goodlow
****

WHEREAS, Mr. Jack Goodlow did enter the employ of the San Francisco Housing Authority on September 1, 1944; and

WHEREAS, Mr. Goodlow during his tenure of 29 years and 6 months did faithfully and diligently discharge his duties and responsibilities as a member of the maintenance staff of this Authority; and

WHEREAS, Mr. Goodlow has gained the respect of the Commission of this Authority and of his fellow employees for his loyalty, efficiency and dedicated service; and

WHEREAS, Mr. Goodlow, having reached the mandatory retirement age of 65, has retired from employment with this Authority;

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, meeting this 28th day of March, 1974, acting on its behalf and for the Staff of this Authority, deems it fitting and proper that it hereby extend to Mr. Goodlow its deep appreciation for his many years of service and its warmest wishes for a long, happy and healthy retirement.

Amancio G. Ergina
Chairman, Dr. Amancio G. Ergina

George Evankovich
Vice Chairman, George Evankovich

Stephen Walter
Commissioner, Stephen Walter

N.T. Boswell
Commissioner, Rev. Hamilton T. Boswell

Joan M Byrnes
Commissioner, Joan M. Byrnes

Cleo F. Wallace
Commissioner, Cleo F. Wallace

Martin L Helfman
Commissioner, Martin L. Helfman

ATTEST:

Eneas J Kane
Secretary, Eneas J. Kane

Commissioner Evankovich moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

APPRECIATION: Following Resolution introduced by Commissioner Evankovich:

RESOLUTION NO. 1925

* * * * * * * * * * *

A P P R E C I A T I O N

Mr. Jack Goodlow

****

Commissioner Evankovich moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

Secretary read in full the text of the above Resolutions which will be forwarded to Mr. Carter and Mr. Goodlow in appreciation of their many years with the Housing Authority. Both Mr. Carter and Mr. Goodlow were present to accept the applause and best wishes of the Commission.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 11:00 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, April 25, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, April 25, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT:
Dr. Amancio G. Ergina, Chairman
Mr. George Evankovich, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton Boswell, Commissioner
Mrs. Joan M. Byrnes, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Chairman stated that the numerous visitor cards would not be read but would be listed in the minutes of the meeting.

Leland S. Meyerzove, D.C. #5 EOC and Central City Coalition
Hoina Levoa, 1024 Fitzgerald
Hazel Wilks, Alice Griffith
Sarah Williams, Alice Griffith
Florine Johnson, 1060 Griffith Street
Annie Mae Rose, Sunnydale Citizen League
R. Wellington, Potrero Hill
Larry Liebert, SF Chronicle
Joe Medina, HUD
Caleb Washington, Yerba Buena Plaza West
Christine Neal, Hunters Point "A"
Matty Cunningham, League of Women Voters
Dolores Perkins, Potrero Terrace, CIA
A.M. Manning, Alice Griffith
John E. Rogers, Housing Coordinator, DSS
Annie M. Nelson, Hunters Point "A"
Mary Williams, 1150 Palou
Lillian Robinson, Hunters Point "A"
Cora LeGreer, Hunters Point "A"
Ruby Pittman, PHTA
George Rhodes, SF Examiner

3. APPROVAL OF AGENDA:

Commissioner Evankovich moved agenda as prepared to be agenda of the day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved minutes of March 28, 1974, as distributed to the Commissioners, be approved. Commissioner Evankovich seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

* YERBA BUENA PLAZA EAST: Secretary stated he and Commissioner Boswell had attended the Ground-Breaking Ceremony for the new Multi-Purpose Center, Courtyard Re-Design and Mail-Doorman Building at Yerba Buena Plaza East on Tuesday, April 23, 1974. Commissioner Boswell stated his pleasure in witnessing the ground-breaking and expressed his appreciation at being a participant in the program. He further stated the Tenants Association had invited the participants to a luncheon after the ceremony and that he thought the rapport among the workmen, tenants, staff and Commissioners was very good. Secretary noted Jannie Starks and Mary Rogers had organized the event.

WESTERN GERONTOLOGICAL SOCIETY: Secretary stated Commissioner Martin Helpman and Miss Effie Robinson, Director, Senior Citizens Social Services, attended the 20th Annual Meeting of the Western Gerontological Society, March 24-26, 1974, in Tucson, Arizona. Secretary stated each of the Commissioners had been given a report regarding the Conference. Commissioner Walter moved the report be made a part of the minutes. Commissioner Evankovich seconded. Unanimously carried.

REPORT ON THE 20TH ANNUAL MEETING OF THE WESTERN GERONTOLOGICAL SOCIETY, MARCH 24-26, 1974, BRANIFF PLACE HOTEL, TUCSON, ARIZONA

Conference delegates; Commissioner Martin L. Helpman
Miss Effie Robinson

The purpose of the Gerontological Society is to broaden education in aging, to advance the utilization of research in the field of aging, and to develop the qualifications of gerontologists by setting high standards of professional ethics, conduct, education and achievement.

Miss Effie Robinson, Director of Senior Citizens Social Services, attended this annual meeting for purposes of gaining support from the delegates for a national letter-writting campaign for more senior citizen housing. My own attendance at the conference was spent mainly in two workshops having to do with the senior citizen's self-concept and the senior citizen's image.

The first workshop was led by Isabelle Van Frank, Director of the East Bay Senior Citizens Legislative Council, a most dynamic senior citizen, very knowledgeable about the field of aging and a vigorous fighter for senior citizens' rights. In spite of the prejudice which exists in America against growing old and against older people, Miss Van Frank sees notable progress made in recent years. She recounted the following:

1. The White House Conference on Aging in 1960.

2. State committees on aging and city and county committees on aging in which elderly people play a dominant role as members.

3. National organizations, such as the Gerontological Society who are sponsors and spokesmen for aging programs and rights and often are run by seniors themselves.

4. The United States Senate Committee on Aging.

5. The struggle of black brothers and sisters included in the above committees and organizations, but emphasized in specialised programs, such as research.

6. The second White House Conference on Aging in 1971. Many grass roots elderly attended and had prepared well for participation in this conference.

* See Amendment p. 2 of May 9th Minutes, Sec 4.

7. Young people by the hundreds are studying gerontology and are effective workers with elderly people, providing many therapeutic, happy and affectionate experiences.

Much time in this workshop was devoted to the special problems of older women. Women outliving their mates have long periods of widowhood and much can be done to improve their plight on an economic, social and political basis. Since America is not as afraid of senior citizens as we used to be, seniors are freer than before to participate in the job market and are good resources for parttime employment, such as tutors, teachers' aides, assistants to hospital staff, playground supervisors and library assistants. It was strongly recommended by the group that seniors participate in manpower training. This could be a good investment for America and would prepare people aged 55 and up for long-term employment, sometimes in new fields.

The second workshop, called "Ageism and Sexism" was led by B. Genevay, School of Social Work, University of Washington. This workshop continued the theme of how America views older people as ugly and worthless, so that this becomes a self-concept of the older person.

Susan Sontag amply documents the fact that women are "required" to stay young while men are not. She suggests that the point of women dressing up, applying make-up and dyeing their hair is not just to be attractive; they are ways of defending themselves against a profound level of disapproval directed towards women, a disapproval that can take the form of aversion.

Our culture affirms at least two forms of death denial: the male "mask" says, "See? I can show you my baldness and wrinkles, but I am forever young and virile if I can still attract young women." The female "mask" replies, "You are right; as long as I am (appear) young, that means you are young ... forever ..." In a society that emphasizes the future, the prospect of no future at all is an abomination. Hence, dying and death invoke our hostility, repudiation and denial and assume taboo status.

The purpose of this seminar was to make the participants aware of the impact that ageism and sexism combined have on aging females. The insidiousness of the particular tunnel-vision toward aging women begins at twenty or forty, or whenever a woman's accumulation of losses - psychological, physiological, spiritual - begin to affect her sense of ugliness and worthlessness. Often, by the time we see them as elderly women it will sometimes be impossible to widen the scope of ways in which they can see themselves. Mrs. Genevay told us emphatically that it is not too late for us to change the lenses of the glasses we use to see ourselves and our ways of dealing with all women.

Older women have followed the societal injunction that they are "bad" if they are sexual beings after their reproductive years are over. This oppression means hiding one part of ourselves from the rest of us, and it is an attitude applied to women from the middle years on.

This workshop demonstrated the need for those working with the elderly to form small groups of elderly who have little opportunity to express their feelings of tenderness and affection in a safe and supportive community. We were reminded that nothing contributes more to success in aging than genuine self-confidence -- self-confidence springing from being valued by others, valuing oneself, and experiencing a functional role in society. These are values which we can help elderly people to experience. Through volunteer and paid work programs which give attention to appearance and beauty we can further help the self-esteem of the elderly woman, by giving her an incentive to dress up and be admired and, above all, by ensuring that she is accepted for what she is and not being patronized "as being cute.

RESIGNATION - MRS. DONNA BILLUPS, PRESIDENT, PHTA: Secretary read Mrs. Donna Billups' memorandum to the Steering Committee, San Francisco Public Housing Tenants Association dated April 16, 1974, disclosing her resignation as President, PHTA, effective April 16, 1974, as follows:

"TO: The Steering Committee
S. F. Public Housing Tenants

FROM: Donna Billups

DATE: April 16, 1974

RE: Resignation

Due to responsibilities to my family, health reasons, and my desire to dedicate more of my spare time to the Sunnydale Community, I regretfully tender my resignation as President of PHTA, effective today, April 16, 1974.

I must stress that I have really enjoyed working with PHTA the past four years as I have met so many nice people and their friendship will always remain with me.

Please be free to call on me whenever necessary, as I shall be only too happy to be of assistance."

(Signed) Donna Billups

Commissioner Boswell stated Mrs. Billups had worked faithfully with PHTA since its inception and that her work as President had been outstanding. Commissioner Boswell moved that a certificate of commendation from the Commission and the Housing Authority be given to Mrs. Billups in recognition of a job well done. Commissioner Evankovich seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter		
	Hamilton Boswell		
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Deputy Executive Director stated PHTA Vice President, Mrs. Gertrude Williams will assume the Presidency of the organization until the elections which are scheduled to be held in May, 1974.

Chairman thereupon declared said motion carried.

HUD POLICY REGARDING OPERATING SUBSIDY FOR LEASED HOUSING PROGRAMS:

Secretary recalled that at the Commission Meeting of May 24, 1973, a HUD memorandum from Under Secretary Floyd H. Hyde, HUD, dated April 30, 1973, directed to all Regional Administrators regarding the HUD Policy on Renewal of Leases in Leased Housing Program and Assignment of Subsidies for Leased Housing Operations had been reviewed by staff. Secretary recalled his observation to Commission that in 1973, from an initial analysis it appeared that if operating subsidies were not forthcoming it would be necessary to "trade off" units which would mean terminating some leases and not picking up cancelled leases. Secretary noted the April 15, 1974, memorandum just received from HUD Area Office "makes a fact of everything bad" predicted after analysis of Under Secretary Hyde's nearly year-old memorandum. Secretary commented as follows:

The HUD Area Office memo of 4/15/74 to all Executive Directors of Section 23 Leased Housing Programs discloses formally and officially the intent of HUD to cut back on the number of families housed in the existing Section 23 Leased Housing program. The HUD memo of April 15 indicates the desire to have Housing Authorities reduce, or eliminate if possible, the use of operating subsidies for the existing Section 23 program and only operate the number of Leased units that can be subsidized by the fixed annual contribution that has been committed by the presently executed ACC between HUD and the Housing Authority. Secretary stated the Authority, in the absence of operating subsidy, could be forced to abandon those units (approximately 300) now in occupancy. HUD, the Secretary continued, while instructing us to place the families in other public housing, has apparently forgotten the long lists of applicants waiting to get into public housing.

The proposal by HUD would eliminate (or reduce) the availability of the $34.00 per-unit per-month to the San Francisco Housing

Authority for Operating Subsidy and increase the Per Unit Per Month amount of the Fixed Basic Annual Contribution by dividing the total available in the ACC by less units. In the case of the San Francisco Housing Authority, 300 units would have to be eliminated from the ACC in order to obtain the needed $133.00 Per Unit Per Month from HUD in the form of the fixed basic annual contribution.

Commissioner Byrnes asked when the families would have to move from the leased units. Secretary replied they would be moved upon expiration of their current leases.

Commissioner Boswell asked if it would be possible to reduce any services currently enjoyed by Section 23 residents in an attempt to keep the units. Secretary stated the activities of the tenant services representatives, administrative staff and maintenance personnel would have to be curtailed but that Secretary was of the opinion that the Authority should engage itself in opposition to the directive before cutting back on services to tenants.

Commissioner Walter stated he had noticed in a recent NAHRO Newsletter that the President had released funds for some 30,000 or 40,000 new Section 23 installations. Secretary stated that in reality the statement meant that "X:number of units had been asked for but not actually allocated. The San Francisco Housing Authority has had a year old written request to HUD for over 1,000 Section 23 units and to date there has been no response from HUD. Secretary continued by stating that HUD is formulating a new Section 23 program wherein the Housing Authority becomes nothing more than a financial vehicle through which funds are passed from HUD to private developers who build the units, select the tenants and collect part of the rent directly from the residents. Thus, the Housing Authorities no longer have any contact with the tenants.

The entire program is a manifestation of the current Administration's attempt to get the Federal Government out of public housing, Secretary said. He noted he had read this date of the Government's allocating some $5.6 billion for foreign aid programs while not allocating funds for poor people.

Commissioner Walter asked how Secretary would recommend fighting the current Section 23 situation. Secretary stated he thinks a number of agencies around the Country are playing a game in that they are not openly opposing the plan, hoping to get whatever they can. Secretary suggested the San Francisco Housing Authority immediately go on record as violently opposing the implications of the current Area Office mandate, that every Senator and Congressman in the State of California be contacted and that an open stand should be taken at the forthcoming Annual Regional Conference of NAHRO in Tucson to expose the meaning of the new directives and its potential effect on Housing Authorities throughout the country. "It is enough that HUD first cancelled the San Francisco Housing Authority's thirteen projects Now, HUD is eliminating existing occupied units," he said.

Commissioner Boswell reiterated his concern for preserving what resources the San Francisco Housing Authority does have in order to protect its residents while preparing for a battle with HUD and "sitting out" the current Administration.

When asked by Commissioner Walter what legal implications are contained in the HUD memorandum, Counsel Sullivan stated the directive is not based on Congressional action but rather HUD's interpretation of legislation. He further stated a number of Housing Authorities had already filed suit against HUD. Commissioner Boswell expressed his desire to join in an many suits as possible. Commissioner Byrnes supported Commissioner Boswell's statement adding that a public uproar would be most helpful in the forthcoming fight. Secretary stated he would enlist the support of every representative group in the City of San Francisco, every senior citizen group and every tenant organization. Commissioner Walter suggested the Mayor could assist in the struggle against HUD. Secretary stated the Mayor had sent a telegram to the National League of Cities demanding an extension of existing programs. Commissioner Walter suggested a press conference be called to present the document to the public and to enlist the support of the Chief Executive Officials of the City.

Commissioner Boswell asked the status of Assemblyman Willie Brown's Bill in the State Legislature. Deputy Executive Director, replied the Bill is not yet out of Committee and that the San Francisco Housing Authority staff had assisted in the preparation of the Bill, but that many housing bills passed by the State Legislature have been vetoed by the Governor. Secretary recalled the Hoover Administration had attempted to block housing subsidies for the poor, and that we are faced with exactly the same situation today. "The poor people, the senior citizens and all those families on fixed incomes are going to be abandoned" he stated.

Chairman Ergina appointed an ad-hoc committee to prepare for the battle against the HUD directive to consist of Commissioner Boswell, who will Chair the Committee, Commissioner Byrnes and Evankovich. Commissioner Walter offered to assist the Committee in any way possible.

6. REPORT OF SECRETARY:

REPORT ON IN-SERVICE TRAINING PROGRAMS: Secretary stated a report regarding the various training programs in which staff had participated had been presented to the Commissioners. Secretary stated he would welcome any comment or review of the report.

7. REPORT OF COUNSEL:

Counsel Sullivan reported his activities since the last Commission Meeting concerned routine matters.

8. UNFINISHED BUSINESS:

SUNNYDALE MODERNIZATION UPDATE: Secretary read in full the following report which had been requested by the Commission at the meeting of March 28, 1974.

Pursuant to the Commission's direction, staff has pursued further the issues raised at the Commission Meeting of March 28, 1974 by the Chairperson of the Sunnydale Modernization Committee.

A meeting was held at the Sunnydale project on April 9, 1974 with members of several Sunnydale organizations which included the Modernization Committee. Present were: Chairman Ergina and Commissioner Byrnes; from HUD Mrs. Lavera Mardez, Counselling and Community Services, and Messrs. Fred Hillman, Chief of Maintenance Engineering and Ted Hodkowski, Housing Management Officer, and staff members, headed by the Deputy Executive Director.

The issues discussed were the same as raised previously: Quality of materials and "substitute materials."

Following discussions at the meeting, several remodeled apartments, as well as the original model apartment, were visited by all present. As a result of the meetings, staff has made the following observations and recommendations:

I. Observation:

Concern has been expressed that tenants will be charged for damage done in the new kitchen areas because of opinions expressed by certain tenants that the new materials installed are not durable and are "inferior" to those promised. The new flooring was cited as an example of "inferior" materials. Despite the allegations noted above, staff found no justification to the charge of inferior materials or to the charge that a "switch" was made to the "inferior" materials.

Recommendation:

1. That charges for wilful damage by tenants remain in effect according to established Authority policy.

2. That an exception to the charge policy be made during the remodeling process within the tenant's apartment and that the exception will apply only to those items involved in the remodeling process. This time period would be from the day the work begins in the particular apartment until the Authority accepts the unit as completed. Staff should inform each tenant of the date of final acceptance. Staff should also inform the tenant that he or she must still report any defect which may occur following the acceptance date, as a follow-up to the Contractor's guarantee commitment.

3. That the Housing Authority install protective "coasters" under the kitchen appliances. This will minimize damage caused by moving heavy appliances. Tenants should be given information pamphlets concerning care and operation of the new items such as stove, refrigerator and flooring.

II. Observation:

Concern has been expressed over the length of time the contractor has taken to complete units. SFHA, on two occasions, has stopped demolition by the contractor in an effort to speed completion of the intermediate work necessary to finish the apartment units.

In an attempt to justify his scheduling problems, the contractor has cited several reasons for delays, which he claims were "beyond" his control. These include: Access to units, which is the Authority's responsibility; tenant resistance to flooring installation; and the occasional inclement weather conditions.

Staff does not agree however that the accumulated effect of these incidential problems justify the contractor's inability to maintain a consistent completion schedule. The time period agreed upon was a maximum of eleven days in each apartment. To date this has not been adhered to.

Action taken by staff to induce contractor adherence to the schedule is as follows:

1. A more effective means of access to the units has been instituted. Units will be open for the contractor only when workmen are ready to enter. Prior procedure involved opening more units than necessary so that workmen would not be "delayed" in gaining entry. When workmen did not appear shortly to begin work some tenants would lock the door again, because of their real concern for security.

2. Tenants will be notified that all work scheduled will be done in the units. The lease agreement signed by the tenant provides that the Authority may make necessary alterations to the units. New flooring will not be installed in units where the present flooring is less than a year old, presuming the floor is in usable condition.

3. In order to prevent too great a "spread" of units under construction, the contractor has been informed that demolition work will be allowed only when the equivalent number of units are completed. Apparently the demolition phase of the work is the only portion of the work ahead of schedule. For a limited time period the contractor will be authorized to proceed with demolition provided he completes 2 units for every unit started. In this manner, the "spread" of units under construction will be reduced to a manageable number to coincide with the "spread" recommended previously. This should bring the work to be done in each unit to 11 days as presented by the contractor.

Observation:

The Commission directed staff to investigate the contractor's compliance with the Affirmative Action Program of the Housing Authority. The minority tabulations from November, 1973 through February, 1974 for the general contractor and his subcontractors are as follows:

1. The prime contractor has averaged 61% minority employment. The percentage ranges from 56% to 72%. Of this group of minority workers, the number of men have been from a low 3 out of 5 workers to 13 out of 18. The racial make-up is Black and Spanish Speaking.

2. The plumbing subcontractor has averaged 27% minority workmen. The range is from 16% to 40%. The racial make up is both Black and Spanish Speaking.

3. The electrical contractor has averaged 42% minority workmen. This has ranged from 33% to 50%. Both Black and Spanish Speaking are employed. The work crew has ranged from 2 to 4 persons. This is a minority subcontractor.

4. The painting contractor has averaged 63% minority workmen, both Black and Spanish Speaking. The total crew has varied in size from 2 to 7 workmen. This is a minority contractor.

5. The floor installers subcontractor does not have any minority workers. He has a crew of 2.

The Commissioners also requested a listing of nationalities of all workmen on the Sunnydale Modernization job. The racial make-up in this project is Black, Spanish Speaking and White (See Exhibit #1). It is staff opinion that the contractor is complying with the affirmative action policies of this Authority.

Because of the temporary nature and the skilled requirements of the Modernization process, tenant employment has been moderate. However, throughout our total Modernization Program, various contractors have hired 11 public housing residents (all Black) in jobs ranging from Laborers to Electricians. At the present time 8 out of the 11 are still working. Three were terminated because of job completion or unsatisfactory performance.

In addition, in order to further continue the Commission's policy regarding tenant employment, the temporary position of Modernization Liaison Aide (construction) was established (See Exhibit #2). To date, a total of 12 Modernization Liaison Aides have been hired: 2 - White, 1 - Samoan and 9 - Black. Two have been terminated because of job completion or unsatisfactory performance.

Secretary then read in full the following letter received from HUD regarding the Sunnydale Modernization Program:

Housing Authority of the
City and County of San Francisco
440 Turk Street
San Francisco, California 94102

Dear Mr. Kane:

At the request of Mr. Scott, members of my staff visited the Sunnydale housing project on three different occasions to determine the validity of tenant complaints regarding the modernization of kitchens.

On these inspections our maintenance engineers as well as representatives of our Management and Community Services staff looked at a random sampling of units and examined the quality of materials used as well as the adequacy of contractor installation of these materials. Their overall conclusion is that the materials and equipment being installed are quite adequate and not of inferior quality.

In any job of this magnitude during construction a limited degree of error is to be anticipated and in some units it was noted that stove doors were loose as a result of loose or missing screws in door hinges. Also, a few tenants pointed out that their refrigerators were faulty. The LHA inspector informed HUD staff that a unit punch list has been developed and that these deficiencies will be rectified by either the manufacturer or contractor. We recommend that the LHA continue to follow-up closely on a unit by unit basis to insure that any defects are remedied.

Sincerely,

Keith Axtell
Director, Housing Programs
Management Branch

Chairman Ergina stated he and Commissioners Byrnes and Wallace visited Sunnydale April 9, 1974 with members of HUD and the Tenants Organization. Commissioner Byrnes commented she was very pleased with the work that was being done in the kitchens and, further, that she is confident the Modernization Liaison Aide position will improve communication with the residents regarding the Modernization program. Chairman Ergina stated he spoke with a tenant who said she was very pleased with her stove because she read the manual on how to take care of the stove. Chairman further stated that the presence of two filters on the stove should be explained to the tenants. Mr. John Crowder, Chief of Project Development said a pamphlet is being prepared to explain to the tenants how to operate the stoves and that tenants will be so instructed individually.

Chairman Ergina stated he was impressed with the quality of the flooring but that tenants should be instructed as to the proper care of the tile. Secretary stated that when attention is given to design so as to avoid an institutional look, so also must attention be given to proper care of the items being installed under the modernization program. Mrs. Annie May Rose of Sunnydale stated the tenants are being very careful of the flooring in order to avoid any charges for damage to the material.

Commissioner Helpman stated he visited Sunnydale on April 11, 1974 and commented that he felt the tenants had a legitimate complaint in terms of the time the contractor takes to finish the kitchen installations. The contractors are in a unit up to five and six weeks and consideration is being given to the contractor, not the tenants, he said. Secretary stated that if the work were stopped too much time would be consumed in that the bidding process would have to be undertaken again. Barsh and Lowy of Los Angeles were the lowest bidders. Secretary further stated that no other work will be started by the contractors until the completion of the Sunnydale modernization program and that he will meet with the contractors to push forward the completion date. Commissioner Byrnes asked how far the job is from completion. Secretary replied the job is about forty percent complete. Commissioner Helpman stated on rainy days, the workman do not work. Mr. Crowder said that only certain trades are not working on rainy days and that the situation would be investigated with the Union.

Commissioner Wallace stated that the contractors have started some electrical work at Holly Courts and Westside and that they should be stopped until all work is completed at Sunnydale. Mr. Crowder replied that the Contractors will complete Sunnydale before going on into any other projects and that the electrical work does not involve tearing up kitchens. Chairman Ergina acknowledged Mrs. Rose's comment regarding the air vents on the stoves and asked if the vents could be adjusted. Commissioner Wallace stated that fans are being placed in areas where there are none, and if the fans are not working it would cause problems to place them in these areas.

In response to Commissioner Helpman's statement that the contractor is not treating the tenants properly, Commissioner Boswell stated his conviction that the contractor can be forced to comply with his agreement and that Secretary should so inform the contractor. Commissioner Walter said that force would result in the Union's becoming involved and possibly Court Action. Commissioner Boswell then stated his dismay at people coming in and "treating

our tenants like dogs; we must in some way force Barsh and Lowy to comply", he said. Commission directed Secretary to contact the contractor and personally handle the matter.

HUNTERS POINT "A": Secretary read the following letter which had been delivered to the San Francisco Housing Authority on the afternoon of April 24, 1974:

Mr. Eneas J. Kane
Executive Director
Housing Authority of the City and
County of San Francisco
440 Turk Street
San Francisco, California 94102

Dear Mr. Kane:

Subject: Demolition and Replacement of CAL 1-17A, Hunters Point

On January 24, 1974, the Commissioners of the San Francisco Housing Authority passed a resolution freezing vacancies and admissions to the 191 units of the existing Public Housing Project, Hunters Point, CAL 1-17(A) for a 90-day period pending written assurance from HUD that 191 replacement units would be made available to the Authority from our earliest allocation of new units, and that the remaining debt service for CAL 1-17(A) would be paid by HUD.

As of this date, the Area Office has not yet received its allocation of new housing units; nor have we received written authorization from Central Office to pay the remaining debt service on CAL 1-17A. However, we have received word from our Central Office that both the allocation of new units and the authorization with respect to demolition can be expected within the next few weeks.

We suggest that the Housing Authority continue to effect of its January 24, 1974 Resolution, so that HUD may have time to complete its actions.

Thank you for your consideration.

Sincerely,

James H. Price
Area Director

Mayor Joseph Alioto

Mr. John Tolan, Mayors Office

Mr. Robert Rumsey, S.F. Redevelopment Agency

Commissioner Walter stated the Housing Authority should contact Mr. Price and so inform him that until there is some action by HUD, this Authority will not extend the ninety-day moratorium on new admissions to the Hunters Point Area. Commissioner Boswell agreed with Commissioner Walter and stated his concern and disappointment that HUD would not allow the San Francisco Housing Authority to rehabilitate the units in the first place. Commissioner Boswell asked the status of the Section 236 units. Secretary responded by stating that Site Five has been approved for construction; however, needed additional funds to build have not yet been allocated, and Site Four has not yet been approved. Commissioner Boswell suggested perhaps a thirty-day extenstion of the provisions contained in the Hunters Point Resolution would be in order. Commissioner Wallace stated her concern that the Hunters Point "A" project is the only one containing much-needed large bedroom units and that by continuing with the freeze on admissions the Authority is holding back people. Commissioner Boswell stated that HUD is not doing anything either way and that the Commission had seen the politics involved from the beginning when the private housing market was pitted against public housing. Commissioner Boswell moved to table the letter from meeting to meeting until word is received from HUD. Commissioner Byrnes seconded. Unanimously carried.

Mrs. Florine Johnson of Alice Griffith expressed her concern that the Hunters Point area is "going down" and nothing is being done about the conditions in which the tenants are living.

9. NEW BUSINESS:

TRAVEL: Following Resolution introduced by Commissioner Evankovich:

RESOLUTION NO. 1926

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND NAHRO HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETING MAY 16 - MAY 17, 1974

* *

RESOLUTION NO._____
* * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C., TO ATTEND NAHRO HOUSING PRODUCTION AND MANAGEMENT COMMITTEE MEETING, MAY 16 - MAY 17, 1974
* *

WHEREAS, the National Association of Housing and Redevelopment Officials Committee on Housing Production and Management will meet in Washington, D. C. on May 16 - May 17, 1974; and

WHEREAS, the Deputy Executive Director is a member of the Housing Production and Management Committee and Chairman of the Subcommittee on Housing Management for Conventional Public Housing; and

WHEREAS, this Authority deems that the participation of the Deputy Executive Director, as a member of the Housing Production and Management Committee, and as Chairman of the Subcommittee on Housing Management for Conventional Public Housing is essential to the conduct of its low-rent public housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMITTEE OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Deputy Executive Director be authorized to participate at the aforementioned meeting in Washington, D. C., May 16 - May 17, 1974.

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

Commissioner Evankovich moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G..Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter		
	Rev. Hamilton T. Boswell		
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Evankovich:

RESOLUTION NO. 1927

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C. TO ATTEND NAHRO BOARD OF GOVERNORS MEETING, APRIL 18 AND 19, 1974

* *

RESOLUTION NO. ____

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C. TO ATTEND NAHRO BOARD OF GOVERNORS MEETING, APRIL 18 AND 19, 1974

* *

WHEREAS, the National Association of Housing and Redevelopment Officials did hold their Board of Governors Meeting in Washington, D.C. on April 18 and 19, 1974; and

WHEREAS, the Executive Director is a member of the NAHRO Board of Governors; and

WHEREAS, this Authority deemed that the attendance of the Executive Director at the NAHRO Board of Governors Meeting on April 18 and 19, 1974, held in Washington, D.C. was essential to the conduct of its low-rent operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director's travel to Washington, D.C. on April 18 and 19, 1974, to attend the NAHRO Board of Governors Meeting be ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification shall become effective immediately.

Commissioner Evankovich moved that the foregoing Resolution be adopted. Commissioner Walter seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	George Evankovich		
	Stephen Walter		
	Rev. Hamilton T. Boswell		
	Joan M. Byrnes		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 1928

RESOLUTION AUTHORIZING TRAVEL TO TUCSON, ARIZONA, TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL ANNUAL CONFERENCE MAY 19-21, 1974

* *

RESOLUTION NO. _____

* * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO TUCSON, ARIZONA TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL ANNUAL CONFERENCE MAY 19-21, 1974

* *

WHEREAS, the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials will hold its Annual Conference at the Braniff Place Hotel, Tucson, Arizona, on May 19-21, 1974, and

WHEREAS, this Authority deems that the attendance of such staff as the Commission and Executive Director may indicate at the NAHRO Pacific Southwest Regional Council Annual Conference on May 19-21, 1974, is essential to the conduct of its low-rent public housing operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such staff as the Commission and Executive Director may indicate be authorized to travel to Tucson, Arizona to attend the NAHRO Pacific Southwest Regional Council Annual Conference on May 19-21, 1974.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Walter expressed his concern regarding the number of conferences to which Housing Authority members are sent. With particular reference to the forthcoming conference in Tucson, Secretary stated the importance of strong representation from the San Francisco Housing Authority in light of the stand which must be taken against the HUD policy for Leased Housing Programs.

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Evankovich seconded and upon roll call the "AYES" and "NAYS" were:

AYES: Amancio G. Ergina
George Evankovich
Stephen Walter
Rev. Hamilton T. Boswell
Joan M. Byrnes
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 11:25 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes of

Regular Meeting Held
Thursday, May 9, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, May 9, 1974.

1. ROLL CALL

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Dr. Amancio G. Ergina, Chairman
Mrs. Joan M. Byrnes, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director read the visitor cards as follows:

Caleb Washington, Yerba Buena Plaza West
Hattie Williams, Harbor Slope
Lillie M. Ransom, PHTA
James Johnson, Alice Griffith
Larry Liebert, Chronicle
Annie M. Nelson, Hunters Point "A"
Cora Lee Greer, Hunters Point "A"
Ethel McCarrell, PHTA
Ruby Pittman, PHTA
Christine Neal, #1 Cameron Way
Gertrude Williams, PHTA
Louis F. Masterson, 1111 Buchanan Street
Karen Williams, Alice Griffith
Sarah Williams, Alice Griffith
Dorothy Mae Wells, Hunters Point "A"
Alan Cline, SF Examiner
Mrs. Lillian Robinson, Hunters Point "A"

3. APPROVAL OF AGENDA:

Commissioner Wallace moved agenda as prepared to be agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Minutes of the regular meeting of April 25, 1974, were presented for approval. Chairman Ergina requested the minutes of that meeting be amended as follows:

Page 2, Sentence Number 1 after "Yerba Buena Plaza East":

Chairman Ergina attended the Ground-Breaking Ceremony.

AMENDED SENTENCE:

"YERBA BUENA PLAZA EAST: Secretary stated he, Commissioner Boswell and Chairman Ergina had attended the Ground-Breaking Ceremony for the new Multi-Purpose Center, Courtyard Re-Design and Mail-Doorman Building at Yerba Buena Plaza East on Tuesday, April 23, 1974."

Page 9, Paragraph Number 1

Commissioner Wallace did not visit Sunnydale on April 9, 1974, with members of HUD and the Tenants Organization.

AMENDED SENTENCE:

"Chairman Ergina stated he and Commissioner Byrnes visited Sunnydale April 9, 1974, with members of HUD and the Tenants Organization."

Page 9, Paragraph Number 4, Last Sentence

The words "fans" and "stoves" are transposed.

AMENDED SENTENCE:

"Commissioner Wallace stated that stoves are being placed in areas where there are no fans, and if the fans are not working it would cause problems to place the stoves in these areas."

Page 13 - Sentence omitted at top of page

SENTENCE TO BE INSERTED:

"Telephone poll of Commissioners was conducted on Tuesday, April 16, 1974, authorizing travel to Washington, D.C.. Ratification of Resolution is now in order."

Commissioner Wallace moved the minutes of April 25, 1974, as amended be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

INTERIM OFFICERS-PHTA: Secretary stated a letter of thanks had been forwarded to Mrs. Donna Billups, Past President of PHTA, and that temporary officers for the group had been appointed at an emergency meeting on May 2, 1974. For the information of the Commission, Secretary stated the following persons shall serve in PHTA until the forthcoming elections:

President	Gertrude Williams
Vice President	Ethel McCarrell
Corresponding Secretary . .	Delores Perkins
Treasurer	Joella Barnett
Recording Secretary	Ruby Pittman

6. REPORT OF SECRETARY:

NAHRO BOARD OF GOVERNORS, WASHINGTON, D.C., APRIL 18-19, 1974: Secretary stated the "clear and concise" statement of the NAHRO Board of Governors had been forwarded to the Commissioners, the Mayor, the Mayor's Office of Community Development and the Board of Supervisors. The Board of Governors is opposed to the posture of the Administration in connection with the proposed programs, Secretary said. It favors the implementation of the Senate Bill as it was passed and which is now in conference; it exhorts the conferees to change the House of Representatives' attitude and the HUD proposals to reflect those passed by the Senate, and, finally, Secretary stated the Administration is to be admonished against endeavoring to abandon low-income families and senior citizens. Secretary continued by saying the current position of HUD is a "death knell" for public housing for poor people in that there can be no workable program of any kind under the Section 23 proposals as the Administration seeks to have them adopted. Secretary indicated the only fallback could come from action continuing the previously existing programs for whatever time Congress would allow. Secretary noted the policy of the NAHRO Board of Governors is directly in line with that of the San Francisco Housing Authority Commission and that those members of the Commission and Staff who are planning to attend the forthcoming Pacific Southwest Regional Conference meetings in Tucson, Arizona will so state at that time.

Commissioner Byrnes moved that the San Francisco Housing Authority Commission go on record as supporting the position of the NAHRO Board of Governors. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Dr. Amancio G. Ergina	NAYS:	None
	Joan M. Byrnes		
	Cleo F. Wallace	EXCUSED:	George Evankovich
	Martin L. Helpman		Stephen Walter
			Rev. Hamilton T. Boswell

Thereupon Chairman declared said motion carried.

Secretary added that the senior citizen residents of the San Francisco Housing Authority have been conducting a letter-writing campaign in protest against the Administration's policies and that, thus far, 892 hand-written letters had been mailed. Secretary indicated each family tenant organization would be encouraged to do the same.

Secretary continued by referencing the vast difference between what the Federal Government would guarantee to allocate in annual contributions for various sized units under the new Section 23 program as compared to the actual amount the Federal Government is paying in San Francisco under the existing Section 23 program for both fixed annual contributions and operating subsidies. It is currently reported in published statistics that the Federal Government will obligate to pay in guaranteed annual contributions up to $225 per month to private landlords for zero bedroom units and up to $547 per month for detached four bedroom houses in San Francisco under the new Section 23 program as compared to an average maximum total annual contribution and operating subsidy combined of not exceeding $133 per month for all bedroom sizes utilized in the existing Section 23 program. Further statistics cited by the Secretary indicate that San Francisco has the second highest Fair Market Rent Range in the country which is the basis for the high guaranteed annual contribution which the Federal Government will be willing to pay in San Francisco under the new Section 23 program. The Secretary concluded by saying that "When private enterprise becomes involved in housing, the maximum rent is usually collected", and in the case of the new Section 23 program it is abundantly clear that the Federal Government is willing to pay the high additional cost, including profit, to private enterprise rather than continue with the existing Section 23 program under Local Authority, non-profit operation at a much reduced cost to the Federal Government and less rent to be paid by the tenant.

Secretary recalled an Ad-Hoc Committee was appointed at the Commission Meeting of April 25, 1974, for the purpose of determining what the San Francisco Housing Authority should do in connection with the "current status or absence of" a development program for the present and forthcoming years. The Committee met on May 8, 1974. Commissioner Byrnes was asked to present the Recommendations of the Committee:

RECOMMENDATIONS OF AD-HOC COMMITTEE APPOINTED BY CHAIRMAN TO CONSIDER CURRENT STATUS OF PUBLIC HOUSING DEVELOPMENT PROGRAMS AND TO MAKE RECOMMENDATIONS THEREON

"The Committee met at 10:00 A.M. on Wednesday, May 8, 1974. Present were Committee Chairman, Rev. Hamilton T. Boswell, Commissioners Byrnes and Evankovich and Counsel John E. Sullivan. At the conclusion of the meeting, I was delegated to report back to the Commission at its regular meeting, Thursday, May 9, 1974."

"The Recommendations of the Committee are as follows:

1. That the San Francisco Housing Authority petition the District Court to enjoin the Area, Regional and Central Offices of HUD from implementing the proposed new Administration regulations for Section 23 housing development. Counsel was instructed to file such an action on legal grounds related to the fact that the proposed and currently effective regulations are a complete and total evasion and contradiction of the Congressional intent of Section 23 housing development.

2. That the Staff be instructed to prepare and pursue a campaign against the "abandonment of poor families and older Americans" by HUD's dictatorial defiance of said Congressional intent.

3. That each Commissioner endeavor to use every contact in the public and private sector in an effort to develop sufficient public indignation as to cause HUD to return to the original Congressional intent and practice in connection with Section 23 housing development.

4. That the Commissioners and Staff in attendance at the Pacific Southwest Regional Conference of NAHRO meeting to be held in Tucson, Arizona next week develop a program to make even more vocal protest as the professional organization representing housing authorities nationwide.

Respectfully submitted,

Mrs. Joan M. Byrnes
For the Committee"

Commissioner Wallace moved the Commission approve the recommendations of the Ad-Hoc Committee as presented. Commissioner Helpman seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	Joan M. Byrnes		
	Cleo F. Wallace	EXCUSED:	George Evankovich
	Martin L. Helpman		Stephen Walter
			Rev. Hamilton T. Boswell

Chairman thereupon declared said motion carried.

7. REPORT OF COUNSEL:

MANNING VS. SAN FRANCISCO HOUSING AUTHORITY: Counsel Sullivan recalled the suit involves admitting a minor to public housing on her own recognizance. The matter has been continued to allow the attorneys to do further research, Counsel continued, but indicated that attorneys for the Housing Authority think that a Court ruling in favor of the Plaintiff would, in effect, declare all "legal age" statutes unconstitutional. A hearing will be held within the next ten days, Counsel stated, at which time it will be determined whether the Court will make a ruling or whether the matter will go to trial. When questioned by Chairman Ergina as to the minor's current living arrangements, Counsel Sullivan replied: "She is living with her Mother in public housing."

8. UNFINISHED BUSINESS:

Secretary stated there is no unfinished business requiring immediate action by the Commission at this time; however, there are pending matters on which Staff is currently working.

9. NEW BUSINESS:

TRAVEL: Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1929

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WATSONVILLE, CALIFORNIA, TO ATTEND TRAINING OF TRAINERS SESSIONS UNDER THE AUSPICES OF THE UNIVERSITY OF CALIFORNIA EXTENSION REGIONAL HOUSING MANAGEMENT TRAINING PROGRAM HELD ON MAY 14-17, 1974

* *

RESOLUTION NO. 1929

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WATSONVILLE, CALIFORNIA TO ATTEND TRAINING-OF-TRAINERS SESSIONS UNDER THE AUSPICES OF THE UNIVERSITY OF CALIFORNIA EXTENSION REGIONAL HOUSING MANAGEMENT TRAINING PROGRAM, MAY 14-17, 1974

* *

WHEREAS, the University of California Extension Regional Housing Management Training Program will hold a Training-of-Trainers Session in Watsonville, California, May 14-17, 1974; and

WHEREAS, the Regional Housing Management Training Program officials have invited Commissioner Cleo F. Wallace and Staff representatives to participate in the sessions; and

WHEREAS, tuition, room and board are being underwritten by the University of California Extension Regional Housing Management Training Program; and

WHEREAS, transportation to and from Watsonville, California must be borne by this Authority:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the invited members of the San Francisco Housing Authority Commission and of the San Francisco Housing Authority Staff be authorized to represent this Authority at the aforementioned sessions.

II. That travel time expenses and per diem in excess of those costs being underwritten by the University of California Extension Regional Housing Management Training Program be allowed in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

Commissioner Byrnes moved that the foregoing Resolution be adopted. Con missioner Helpman seconded, and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	Joan M. Byrnes		
	Cleo F. Wallace	EXCUSED:	George Evankovich
	Martin L. Helpman		Stephen Walter
			Rev. Hamilton T. Boswell

Chairman thereupon declared said motion carried.

UTILITIES: Following Resolutions were presented by the Secretary for cor sideration by the Commission:

RESOLUTION NO. (Exhibit A)

* * * * * * * * * * * * * *

RESOLUTION TO AMEND EXCESS UTILITY CHARGES AS CONTAINED IN EXHIBIT A TO DWELLING LEASE

* *

RESOLUTION NO. Exhibit A
* * * * * * * * * * *

RESOLUTION AMENDING EXCESS UTILITY CHARGES
AS CONTAINED IN EXHIBIT A TO DWELLING LEASE
* *

WHEREAS, the Commission of this Authority at its regular meeting on April 22, 1971 did adopt a form of Dwelling Lease including an Exhibit A attached thereto; and

WHEREAS, this Authority has deemed it necessary to revise the schedule of charges for excess consumption of gas and electricity.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Exhibit A as adopted April 22, 1971 be rescinded; and

II. That Exhibit A, as attached, be adopted; and

III. That the attached Exhibit A become effective July 1, 1974; and

IV. That should any conflict arise between this Resolution and any other Resolution or motion heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

EXHIBIT A

UTILITY SCHEDULE

Cal 1-2 Potrero Terrace
1-3 Sunnydale
1-4 Valencia
1-5 Bernal
1-8 Westside
1-10 Potrero Annex
1-11 North Beach
1-15 Ping Yuen
1-16 Alemany
1-17A Hunters Point
1-17B Hunters Point Annex
1-18(1) Kennedy Towers
1-18(2) Yerba Buena Plaza
1-18(3) Hunters View
1-18(4) Alice Griffith
1-18(5) Yerba Buena Plaza Annex
1-18(6) Ping Yuen North
1-18(7) Hayes Valley
1-18(8) Alice Griffith Annex
1-18(10) Woodside Gardens
1-18(13) Mission Dolores

The rental stipulated in the lease includes the charges to the Tenant for utilities consisting of water and garbage collection service, and electricity and gas only in the amounts and for the respective periods as follows:

GAS (Hundred Cu. Ft.)

	0 Br	1 Br	2 Br	3 Br	4 Br	5 Br
Jan., Feb., March	200	220	280	370	490	540
Apr., May, June	140	150	190	290	340	370
July, Aug., Sept.	110	120	150	175	240	280
Oct., Nov., Dec.	150	175	220	265	330	360

ELECTRICITY (Kilowatt Hours)

	0 Br*	0 Br	1 Br*	1 Br	2 Br	3 Br	4 Br	5 Br
Jan., Feb., March	400	350	550	435	650	800	1050	1220
Apr., May, June	350	290	475	340	500	630	830	850
July, Aug.,Sept.	275	225	375	275	400	560	690	740
Oct., Nov., Dec.	350	310	475	375	590	750	930	990

* Electric range equipped.

THE TENANT WILL BE CHARGED FOR USE OF ELECTRICITY AND GAS IN EXCESS OF THE ABOVE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

GAS		ELECTRICITY	
Hundred Cu. Ft. Excess	Charge	Kilowatt Hours Excess	Charge
1 to 8	$ .75	1 to 30	.75
9 to 16	1.50	31 to 60	1.50
17 to 24	2.00	61 to 90	2.00
25 to 32	2.50	91 to 120	2.50
For each additional 800 Cu. Ft. or fraction thereof there will be an additional charge of .75¢.		For each additional 30 Kilowatt Hours or fraction thereof there will be an additional charge of .75¢.	

No rebates will be made should the quantity of gas or electricity used be less than the allowance for any quarter or fraction thereof.

RESOLUTION NO. (Exhibit B)

* * * * * * * * * * * * * * *

RESOLUTION AMENDING UTILITY ALLOWANCES IN EXHIBIT A TO RESOLUTION NO. 1694 FOR PROJECTS CAL 1-1, HOLLY COURTS AND CAL 1-9, HARBOR SLOPE

* *

RESOLUTION NO. Exhibit B

RESOLUTION AMENDING UTILITY ALLOWANCES IN EXHIBIT A, RESOLUTION NO. 1694 FOR PROJECTS CAL 1-1, HOLLY COURTS AND CAL 1-9, HARBOR SLOPE

WHEREAS, this Authority did adopt Resolution No. 1694 on October 9, 1969; and

WHEREAS, the aforesaid resolution, among other things, incorporated as Exhibit "A" a schedule of rents and utility allowances for low rent housing projects operated by this Authority.

WHEREAS, this Authority has deemed it necessary to revise the schedule of utility allowances applicable to Cal 1-1, Holly Courts Project and Cal 1-9, Harbor Slope Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the utility allowances in Exhibit "A" for Cal 1-1, Holly Courts Project and Cal 1-9, Harbor Slope Project be amended to read:

Unit Size	Allowance
1 Br	11.00
2 Br	13.00
3 Br	16.00
4 Br	19.00
5 Br	21.00

That this resolution shall become effective July 1, 1974.

That should any conflict arise between this resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this resolution shall prevail to the extent of such conflict.

Secretary stated the Resolutions had been sent to the Commission for its review and that Staff recommended that the matter be sent to the Finance Committee of the Commission for its analysis and recommendation. Commissioner Wallace suggested that the Resolution in relation to Holly Courts and Harbor Slope be passed. The Commissioner stated that the utility charges to those tenants had been raised a number of times in the last years, and that these tenants are paying the utility charges directly out of their own pockets. Secretary responded that the Commission is very much aware of the situation at Holly Courts and Harbor Slope, but that the utility package had been assembled with the best interests of all the tenants in mind, and that he recommended it be reviewed by the Finance Committee of the Commission. Deputy Executive Director reiterated Staff's recommendation that the matter be given to the Finance Committee for review, stating that an increase in the utility allowances to the tenants at Holly Courts and Harbor Slope would result in an estimated $33,600 annual loss in rental income to the Housing Authority whereas passage of both Resolutions would result in a loss of $9,800 which figures account for the amount of income generated by excess utility charges to all other projects. Commissioner Wallace stated some families in the Holly Courts and Harbor Slope projects are paying up to $20 per month when some families are paying nothing for utilities. Secretary stated the Commission was not at fault in terms of the economic changes over the years. On the one hand, he continued, when some of the units were constructed, arrangements were made for the tenants to pay their utility charges directly to PG&E whereas in other units the tenants are given the advantage of wholesale rates. Secretary stated a temporary experiment had been started at Holly Courts many years ago and just recently it had come to Staff's attention that the "temporary" arrangement was still being used. Secretary noted it is the desire of Housing Authorities all over the country to "get out of the utility business" and to have the tenants pay gas and electricity charges directly to the commercial companies. Deputy Executive Director recalled that Staff had recommended to the Commission some two years ago a resolution increasing utility allowances, but that the tenant organization had asked the Commission to continue the matter.

Commissioner Wallace moved that the Finance Committee, in its forthcoming recommendations regarding the utility matter, allow any adjustments affecting the tenants at Holly Courts and Harbor Slope to be retroactive to May 1, 1974. Commissioner Byrnes seconded and upon roll call, the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	Joan M. Byrnes		
	Cleo F. Wallace	EXCUSED:	George Evankovich
	Martin L. Helpman		Stephen Walter
			Rev. Hamilton T. Boswell

Chairman thereupon declared said motion carried and referred the matter to the Finance Committee of the Commission.

TRAVEL: Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 1930
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVES TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL ANNUAL CONFERENCE IN TUCSON, ARIZONA MAY 19-21, 1974
* *

RESOLUTION NO. 1930

RESOLUTION AUTHORIZING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVES TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL ANNUAL CONFERENCE IN TUCSON, ARIZONA, MAY 19-21, 1974

* *

WHEREAS, the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials will hold its Annual Conference at the Braniff Place Hotel, Tucson, Arizona, on May 19-21, 1974; and,

WHEREAS, the San Francisco Public Housing Tenants Association deems that the attendance of three of their Officers at the aforementioned meeting is essential to its operation; and

WHEREAS, HUD Regulation HM 7475.9, dated February 10, 1972, permits tenant council expenditures from funds contributed by a Local Authority which expenditures are included in the Authority Budget; and

WHEREAS, such tenant council expenditures may be incurred for the promotion of serviceability, efficiency, economy and stability in the operation of the projects;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That this Authority agrees to fund the travel expenses of three Officers of PHTA to the subject Annual Conference in Tucson, Arizona; and
2. That travel time and expenses be allowed within the prescribed HUD travel regulations; and
3. That such authorization by this Commission is with the assurance by PHTA that all related expenses are for the purpose of promoting serviceability, efficiency, economy and stability in the promotion of the project as delineated by HUD in Regulation HM 7475.9; and assurance
4. That the authorized travel, together with other PHTA incurred expenses do not exceed the maximum of $3.00 per unit per year permitted under current HUD limitations.

Secretary stated PHTA Representatives Mrs. Ethel McCarrell (First Vice President), Mrs. Ruby Pittman (Recording Secretary) and Mrs. Delores Perkins (Secretary) would attend the conference.

Commissioner Byrnes moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	Amancio G. Ergina	NAYS:	None
	Joan M. Byrnes		
	Cleo F. Wallace	EXCUSED:	George Evankovich
	Martin L. Helpman		Stephen Walter
			Rev. Hamilton T. Boswell

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 11:35 A.M.

_____
Chairman

ATTEST:

_____
Secretary

5/23/74

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HOUSING AUTHORITY

OF THE

Minutes CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, May 23, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, May 23, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman:

Roll Call found the following members to be:

PRESENT:
Dr. Amancio G. Ergina, Chairman
Mr. George Evankovich, Vice-Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Mrs. Joan M. Byrnes, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director read the visitor cards as follows:

Evelyn Darnes, Alice Griffith
Sarah A. Williams, Alice Griffith
Ethel McCarrell, Hunters View
Gertrude Williams, PHTA
Pearl Andrews, Yerba Buena Center
E. Thomas, Recreation and Park Commission
Debra D. Williams, EOC
Lana J. Turner Davis, EOC
John E. Rogers, Housing Coordinator, DSS
Rosalind Russell, Aptos Junior High School
Kirsten Nelson, Aptos Junior High School
Larry Liebert, S.F. Chronicle
Donald Canter, S.F. Examiner
Ruby J. Foots, Alice Griffith
Kenneth Sampson, S.F. State
Felicia Wallace, Potrero Youth Program
Hattie Williams, Harbor Slope
Joseph Topacio, Tenant of Public Housing
Geraldine Marie Williams, Harbor Slope
Lillie M. Ransom

3. APPROVAL OF AGENDA:

Commissioner Evankovich moved agenda as prepared to be agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved minutes of May 9, 1974, as distributed to the Commissioners, be approved. Commissioner Helpman seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

PACIFIC SOUTHWEST REGIONAL COUNCIL ANNUAL MEETING - TUCSON, ARIZONA, MAY 19-21, 1974: Secretary stated Commissioners and Staff had attended the NAHRO Pacific Southwest Regional Council Annual Meeting in Tucson, Arizona, May 19-21, 1974, and invited the participants to voice their reaction to the conference. Chairman Ergina stated the conference was the most productive had had attended as a Commissioner and that while he felt some delegates to the conference had come with a certain uneasiness, most of the conferees attended in order to renew their dedication to public housing. The Chairman said the Commissioners' workshop was very well attended which indicated to him that Commissioners throughout the Region are interested in improving their relationships with tenant groups. Chairman Ergina concluded by voicing the opinion of many of those in attendance at the workshops in that NAHRO should become a viable organization in disseminating information to NAHRO members. Commissioner Wallace stated she was delighted to have attended the conference, particularly in view of improvement of the program over the last years. The Commissioner observed there was more tenant input to the various workshops, and that for the first time in some years she had seen Commissioners, Staff and Tenants working effectively together.

In response to Commissioner Boswell's question as to what presentation had been made to voice this Commission's position regarding the current legislation, Secretary stated he had presented the recommendations of the San Francisco Housing Authority as passed at the Commission meeting of May 9th to the Executive Board in Tucson. That Board had unanimously passed a like resolution which, in turn, upon presentation to the Business meeting of the entire conference, had been adopted unanimously. Secretary commended the San Francisco Housing Authority Commission in its adoption of the recommendations and indicated the success of the resolution having been passed at the conference was largely due to the work of the San Francisco Housing Authority Commission.

BID RESULTS - GROUP FINANCING: Secretary stated on May 14, 1974, the San Francisco Housing Authority received the Bid Results on the Fifth and Sixth 1974 Series of Project Notes. The background is unique, he stated. The last bids in February, 1974 varied from 4.01% to 4.02% whereas this time, the rates varied from 5.49% to 5.70% indicating a "tremendous increase" and a commentary on the money market as it is operating today.

The successful bidders were as follows:

5th Series		$ 21,926,000
Crocker National Bank and Wells Fargo Bank	5.64%	$ 5,000,000
First National Bank and Weeden & Co.	5.64	5,000,000
" " " "	5.68	5,000,000
" " "	5.70	5,000,000
Morgan Guaranty Trust Co. and Salomon Bros.	5.52	1,926,000
		$ 21,926,000

Total premiums were $ 401.37

6th Series		$ 39,006,000
Bank of America and		
Bankers Trust Co.	5.52%	$ 5,000,000
" " "	5.54	5,000,000
" " "	5.56	10,000,000
Security Pacific Nat'l Bank	5.53	2,000,000
First Nat'l Bank in Dallas	5.54	500,000
Crocker Nat'l Bank and		
Wells Fargo Bank	5.49	5,000,000
" " "	5.54	10,000,000
Morgan Guaranty Trust Co.		
and Salomon Bros.	5.57	1,506,000
		$ 39,006,000

Total premiums were $ 1,954.26

7. REPORT OF COUNSEL:

Counsel stated the activities of his office, since the last Commission meeting, concerned routine matters.

8. UNFINISHED BUSINESS:

RESOLUTION TO AMEND EXCESS UTILITY CHARGES AS CONTAINED IN EXHIBIT A TO DWELLING LEASE: Secretary stated at the direction of the Commission two resolutions concerning excess utility charges and utility allowances had been forwarded to the Finance Committee of the Commission for review and recommendations. In so doing, he continued, Staff had recommended that members of the Public Housing Tenants Association be invited to meet with the Finance Committee to discuss the proposed resolutions. Secretary stated the meeting had not been held. Commissioner Walter verified the Secretary's introduction and further stated that neither excess utility charges nor utility allowances to the tenants had been raised since 1966, but that the cost to the Housing Authority for the purchase of gas and electricity had increased substantially since that time. Commissioner Walter stated that the tenants would not be pleased with the proposed action but, while the Commission is reluctant to do so, steps had to be taken. He explained that the amount of the utility allowance allocated to the tenants would be raised, but so, also would the rate of excess utility charges. As Chairman of the Finance Committee, Commissioner Walter stated he would not ask the Commission to vote on the Resolutions at this time so that the joint meeting of the Finance Committee and PHTA could be held. Secretary reminded the Commission that an amendment to the proposed Resolution had been passed whereby the tenants at Holly Courts and Harbor Slope would receive utility adjustments retroactive to May 1, 1974. Commissioner Boswell asked if there had been a determination as to whether the income of the tenants had increased proportionately with the increased utility charges over the years. Commissioner Walter stated even if the tenant's income had decreased, there is nothing to be done about the situation in that that costs of providing gas and electricity to the tenants had increased. Both Commissioners agreed that perhaps some kind of subsidy should be sought to assist in the payment of these services, thereby decreasing the proposed rate increases. Commission directed Staff to investigate any possibilities prior to a joint meeting between the Finance Committee and PHTA.

1111 BUCHANAN STREET: Secretary stated Commissioner Boswell had recently discussed the 1111 Buchanan Street matter with representatives of PHTA and the Park and Recreation Department and that perhaps another meeting among the interested parties could result in some resolution of the problem. Such a meeting was held on Tuesday, May 22, 1974, with Mr. Melville Spriggs, Chief of Family Tenant Services, presiding as Acting Chairman. Commissioner Boswell recalled last year's discussions had begun concerning either renewing the lease at 1111 Buchanan Street with the Park and Recreation Department or reclaiming the property for the sole use of the San Francisco Housing Authority. Commissioner Boswell referenced the Commission meeting at which the President of PHTA had suggested the building could be used jointly by both the San Francisco Housing Authority and the Park and Recreation Department and stated

that the Commission had expressed its desire to share the space as PHTA had proposed. However, throughout the following months, no agreement had been reached and the Commission decided to assist in the negotiations for joint use of the space. Commissioner Boswell then presented the recommendations resulting from the May 22nd meeting.

1. Three rooms are needed and agreed upon for office space for P.H.T.A. staff.

2. The Auditorium can be shared - working around current scheduled events.

3. The Weaving Room can be used for P.H.T.A. meetings and conferences when the number of people attending is limited.

4. The electric bill and janitorial services to be worked out.

5. Some type of partitions could be used to create an office atmosphere in the rooms to be used by P.H.T.A.

6. That Recreation and Park Department remove all of their belongings from one of the storage closets in order that P.H.T.A. have access to storage space.

7. A written agreement be signed by both parties.

Those participating at this meeting included:

Gertrude Williams	-	Acting President, P.H.T.A.
Ethel McCarrell	-	Acting Vice-President, P.H.T.A.
Lillie Mae Ransom	-	Volunteer, P.H.T.A.
Elean Thomas	-	Recreation & Park Department
Ersic Washington	-	Recreation & Park Department
Pearl Andrews	-	Chairman, Senior Citizens, Recreation and Park Department
Melville B. Spriggs	-	S.F.H.A.
Carol A. Norris	-	S.F.H.A.

Commissioner Boswell recommended that Staff be instructed to follow the agreements reached regarding the joint use of space at 1111 Buchanan Street, adding that no new lease would be signed at this time. Commissioner Walter referenced Recommendation No. 7 and asked which parties would be authorized to sign a "written agreement" in that the representatives of PHTA and the Park and Recreation Department are not the owners of the building and, as such, would not have the right to prescribe the use of its facilities. Commissioner Boswell replied that the recommendations resulting from the meeting would become a statement by the Commission as to the use of the space, and that an "Agreement of Understanding" could be drawn up subject to the ruling of the San Francisco Housing Authority Commission. Mrs. Thomas of the Park and Recreation Department asked if the proposed joint usage of space required the approval of the Park and Recreation Department Commission. Secretary responded and stated that the San Francisco Housing Authority owns the building, and that there is no current lease in effect and that the building is operating on a month-to-month basis, thus, the approval of the Park and Recreation Department Commissioners is not needed.

Commissioner Boswell moved that the recommendations resulting from the May 22nd meeting be approved, incorporating the "Agreement of Understanding". Commissioner Walter seconded. Unanimously passed.

10. ADJOURNMENT:

Commissioner Walter moved meeting temporarily adjourned at 10:30 A.M. to reconvene at call of the Chair at conclusion of the Annual Meeting. Commissioner Evankovich seconded. Unanimously carried.

* *

The Commission of the Housing Authority of the City and County of San Francisco reconvened in regular session at the office of the Authority 440 Turk Street in the City of San Francisco at 10:45 A.M., Thursday, May 23, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice-Chairman
Mr. Stephen Walter, Commissioner
Mr. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

ABSENT: None

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

9. NEW BUSINESS:

Commissioner Wallace initiated a vote of thanks for the fine leadership provided by the out-going officers. The Commissioner's sentiment was echoed by all.

10. ADJOURNMENT:

Discussion ensued wherein it was decided unanimously among the Commissioners that Commission meetings regularly scheduled for the month of June, 1974 will be cancelled because of vacations with the understanding that in the interim the Executive Director is authorized to poll the Commissioners if an emergency arises requiring action or to request a special meeting if necessary.

Chairman declared meeting adjourned at 11:00 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Annual Meeting Held:
Thursday, May 23, 1974 - 10:30 A.M.

440 Turk Street
San Francisco, California

The Thirty-sixth Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco was held in the office of the Authority at 440 Turk Street in the City of San Francisco, at 10:30 A.M., Thursday, May 23, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Dr. Amancio G. Ergina, Chairman
Mr. George Evankovich, Vice-Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Mrs. Joan M. Byrnes, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

ABSENT: None

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Introduced by Deputy Executive Director:

Evelyn Darnes, Alice Griffith
Sarah A. Williams, Alice Griffith
Ethel McCarrell, Hunters View
Gertrude Williams, PHTA
Pearl Andrews, Yerba Buena Center
E. Thomas, Recreation & Park Commission
Debra D. Williams, EOC
Lana J. Turner Davis, EOC
John E. Rogers, Housing Coordinator, DSS
Rosalind Russell, Aptos Junior High School
Kirsten Nelson, Aptos Junior High School
Larry Liebert, S.F. Chronicle
Donald Canter, S.F. Examiner
Ruby J. Foots, Alice Griffith
Kenneth Sampson, S.F. State
Felicia Wallace, Potrero Youth Program
Hattie Williams, Harbor Slope
Joseph Topacio, Tenant of Public Housing
Geraldine Marie Williams, Harbor Slope
Lillie M. Ransom

3. ANNUAL REPORTS OF COMMISSION COMMITTEES:

FINANCE COMMITTEE: Commissioner Walter, Chairman of the Finance Committee presented the following report:

"The operating budgets for both the owned conventional low rent projects and the leased housing program for the current fiscal year were submitted to HUD based on realistic Authority needs determined with the assistance of evaluations by Authority Department Heads and Project Area Managers and as approved by the Finance Committee and the full Board of Commissioners. HUD disapproved the conventional low rent operating budget as first submitted by the Authority on the basis of lack of sufficient operating subsidy funds to cover the requested operating expenses. The operating budget was then reworked to conform to an updated HUD policy release covering the amount of available operating subsidies based on an arbitrary formula allowing a maximum increase in operating expenses of 3% per annum for the past 3 years to cover inflation increases in costs. The revised budget was resubmitted to conform to the HUD arbitrary funding formula and was approved by HUD. The following reflects the budget information as first submitted to HUD and as finally approved:

OWNED LOW RENT PROJECTS

(7160 Units)

	Budget Approved by Commission	Budget as Approved by HUD
Opr. Receipts excluding HUD contributions	$ 4,821,760	$ 4,965,300
Total Oper. Expenses	19,046,510	9,691,530
Deficit before HUD Oper. subsidy contri.	14,224,750	4,726,230
Reserves contributed to Deficit	835,565	829,673
HUD Oper. Subsidy cont. to deficit	13,389,185	3,896,557
Reserves at 9-30-73	1,861,046	1,861,046
Est. Reserves at 9-30-74	1,025,481	1,031,373

LEASED HOUSING PROGRAM

(1150 Units)

	Budget Approved by Commission	Budget as Approved by HUD
Opr. Receipts excluding HUD contributions	$ 653,290	$ 653,290
Total Oper. Expenses	2,487,830	2,495,140
Def. before HUD contr.	1,834,540	1,841,850
Basic HUD contr. to Deficit	1,364,328	1,364,328
Opr. Sub. HUD contr. to Def.	471,240	477,522
Residual Receipts to apply to Reserves	1,028	--
Reserves at 9-30-73	121,058	121,058

	Budget Approved by Commission	Budget as Approved by HUD
Est. Reserves at 9-30-74	$ 122,086	$ 121,058

Stephen Walter - Chairman

George Evankovich - Commissioner"

Commissioner Byrnes moved the report of the Finance Committee be made a part of the record. Commissioner Boswell seconded. Unanimously carried.

PERSONNEL COMMITTEE: Commissioner Boswell, Chairman of the Personnel Committee presented the following report:

"The employment of minority race personnel by the Housing Authority topped 63 percent of the total staff during the past year. A breakdown of the current 435-person payroll shows 196 Black, 159 White, 42 Spanish surnamed, 30 Asian, 1 American Indian and 7 of other racial derivations.

The ethnic mix achieved as a result of continuing concentration by the Commission and Staff on an integrated operation. Another indicative sign of progress in the employee census is that 55 persons in various classifications are either from tenant families or were formerly residents of public housing.

The Personnel Committee, with the Commission several times meeting as a Committee of the whole, continued to participate in matters ranging from staff reorganization to disciplinary appeals and union agreements.

In its most direct action, the Commission, sitting as a Personnel Committee, adopted a motion resulting in the employment of tenants for positions as Tenant Service Representatives.

Amancio G. Ergina, Chairman

Hamilton T. Boswell

Cleo F. Wallace"

Commissioner Boswell stated he was very pleased with the report of the Personnel Committee and moved it be made a part of the record. Commissioner Walter seconded. Unanimously carried.

LEGISLATIVE COMMITTEE: Chairman Ergina, Chairman of the Legislative Committee presented the following report:

"The Commission was active in legislative endeavors on both the Federal and State levels during the year.

A delegation was sent to Washington, D.C. to present SFHA's position to the Congress on housing legislation which was then pending before both Houses. The Senate has since adopted a measure with some provisions favorable to public housing and a similar bill is pending in the House of Representatives.

Efforts of the Commission were directed through the National Housing Conference and the educational endeavors of the National Association of Housing and Redevelopment Officials.

In Sacramento, the Commission's attention was centered on efforts to create a California Housing Finance Corporation as an agency structured to accept and disburse direct Federal grants. In urging support for such a measure, the Authority pointed out that such State funding is planned by the Department of Housing and Urban Development and is part of legislation before the Congress.

Amancio G. Ergina, Chairman

Stephen Walter, Commissioner"

Chairman Ergina, as Chairman of the Legislation Committee moved that the report be made a part of the record. Commissioner Boswell seconded. Unanimously carried.

4. ELECTION OF OFFICERS:

Chairman announced the next order of business was election of a Chairman for the ensuing year, and nominations for the Office of Chairman were in order.

Commissioner Walter moved that Commissioner Evankovich be nominated for the office of Chairman for the ensuing year. Commissioner Byrnes seconded. Commissioner Boswell moved that nominations be closed and the Secretary be instructed to cast a ballot for the election of Commissioner Evankovich as Chairman. Commissioner Byrnes seconded. The motion was passed and adopted, with Commissioner Evankovich abstaining. Thereupon, Secretary casted the ballot electing Commissioner Evankovich to the Office of Chairman.

Chairman announced the next order of business was election of a Vice-Chairman for the ensuing year, and nominations for the Office of Vice-Chairman were in order.

Commissioner Helpman moved that Commissioner Byrnes be nominated for the office of Vice-Chairman for the ensuing year. Commissioner Walter seconded. Chairman Ergina moved that nominations be closed and Secretary be instructed to cast a ballot for the election of Commissioner Byrnes as Vice-Chairman. Commissioner Evankovich seconded. The motion was passed and adopted with Commissioner Byrnes abstaining. Thereupon, Secretary casted the ballot electing Commissioner Byrnes to the Office of Vice-Chairman.

5. ADJOURNMENT:

Chairman declared meeting adjourned at 10:45 A.M.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

Minutes

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 8, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, August 8, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT:
Mr. George Evankovich, Chairman
Mrs. Joan Byrnes, Vice-Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Chairman stated that the numerous visitor cards would not be read, but would be listed in the minutes of the meeting.

Gertrude Williams, PHTA
Lillian Robinson, Hunters Point "A"
Evelyn Darnes, Alice Griffith
Sarah Williams, Alice Griffith
John E. Rogers, Housing Coordinator, DSS
Gertie Gillith, Hunters Point "A"
Carrol Gillette, Hunters Point "A"
Morris Phillips, SF Redevelopment Agency
L.M. Ransom
Kenneth K. Williams, Valencia Recreational Center
E. Krieg, 330 Clementina
Betty Brooks, EEOC
Billy Burke, Director, Valencia Recreation
Annie Mae Nelson, Hunters Point "A"
Mary Williams, Hunters Point "A"
Jessie McPeters, Hunters Point "A"
Mandy Brown, Hunters Point
G. Johnson, EPC Board
John K. Capiti, 350 Ellis
B.A. Creajao, PHTA
Rebecca Purnell, PHTA
Christine Neal, 1 Cameron Way
Annie M. Manning, Alice Griffith
Helen Henderson, Yerba Buena Plaza East
Allia J. Ward, Westside Courts and PHTA
Jannie Starks, Yerba Buean Plaza East, President
N. Reese, EOC, Supplemental Food Program
Deborah Ramsey, Hunters Point

Pearl Turner, Hunters View
Ethel McCarrell, Hunters View
June D. Mullen, SF Examiner
Bob Densmore, SF Bay Guardian
Larry Liebert, SF.Chronicle

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved agenda, as prepared, to be agenda of the day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Walter moved the Minutes of the Regular Commission Meeting of May 23, 1974, as distributed to the Commissioners, be approved. Commissioner Wallace seconded. Unanimously carried.

Commissioner Ergina moved the Minutes of the Annual Meeting of May 23, 1974, as distributed to the Commissioners, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

OMNIBUS HOUSING BILL: Secretary stated that on Wednesday, August 7, 1974, the House and Senate Conference Committees reported out a Housing Bill which will be presented to the full House for passage. There was great activity on the part of the San Francisco Housing Authority tenant body, both families and senior citizens in urging the retention of traditional public housing. Secretary recalled President Nixon had stated publicly that he would veto any Bill that was passed by Congress which included money for public housing construction. Secretary further recalled that Secretary Lynn of the Department of Housing and Urban Development had stated some months ago that he would recommend a veto of a Bill which included money for public housing of any kind. "Therefore," Secretary said, "we have been the subjects of a succession of efforts on the part of this Administration to implement an item called Revised Section 23 Leased Housing Construction Bill."

Secretary stated that the tenants of the San Francisco Housing Authority and Housing Authorities across the nation had bombarded Congress with wires and letters in opposition to the demise of public housing. Secretary had this morning, spoken with people in Washington, D.C. concerning the new Bill which was agreed upon and had ascertained that Secretary Lynn now states he would not oppose the Bill. Secretary stated he feels a great victory has been won for low-income people throughout the country from an Administration that wanted public housing eliminated. Secretary stated that on behalf of the Executive Staff he would like to thank every tenant for their diligent work and efforts. "The pressures exerted by tenants throughout the nation brought about the continuation of public housing," he stated.

However, Secretary continued, the public housing Bill was not all Housing Authorities wanted. There is $300 million in new money for public housing, $150 million has been allocated for new developments, $75 million of that $150 million would be used under a revised Section 23 Program and $75 million remains which could produce some 40,000 units of conventional public housing. We, the Housing Authorities, were eliminated from becoming Section 23 developers in the Administration's proposal, but may do so under the new Bill. Housing Authorities can now become developers under another program, the 202 program, which with its higher interest rates could be combined with the Section 23 program to produce an acceptable interest rate. Secretary said: "We are still in the ballgame for at least two years, changes are occurring in the White House, and we have survived."

Secretary read a telegram which had been forwarded to our Congressmen this date:

August 8, 1974

Senator Alan Cranston
Senate Office Building
Washington, D.C.

In anticipation of passage of the Housing and Community Development Bill voted out of conference yesterday, it becomes essential to low income families in San Francisco that you exert every effort immediately to obtain guarantees from HUD Central of approval of our pending request for One Thousand Seven Hundred Fifty units of conventional public housing.

Respectfully,

Eneas J. Kane
Executive Director
Housing Authority of the
City and County of San Francisco"

Secretary stated the request contained in the telegram was sent directly to Washington because of the past confusion on the part of HUD as to who or which office had the final authority to approve such requests. "We are going to start in Washington this time," he said, "and follow them."

Secretary continued by stating Housing Authorities are still independent from the Community Development aspect of the Bill, and that many attempts had been made to combine Housing Authorities with Redevelopment Agency, which, he stated, would greatly lessen the thrust of tenant pressures in that there would no longer be an Agency to help fight for and with the tenants.

The Senate Conference Bill included restrictions on how the Community Development allotment can be used in that Housing Authorities are required to show how their programs will combat slums and urban blight; thus, the San Francisco Housing Authority will be party to the development of state-wide housing.

Secretary stated we have a waiting list of 5,576 applicants for public housing, applicants who are entitled to and qualify for public housing. When asked by Commissioner Boswell, how many of the 5,500 applicants were displaced by the Redevelopment Agency, Secretary answered eighty-eight single elderly and eighty families. Commissioner Boswell then asked if the majority of those displaced by the Redevelopment Agency were still in need of housing and Secretary replied, yes. For the information of the Commission, Secretary cited the current number of applicants on record and the size units for which they are applying:

3,302	0 BR
975	1 BR
346	3 BR
129	4 BR
26	5 BR

In answer to Commissioner Walter's question as to the number of units currently vacant, Secretary replied approximately 125-130, some of which are totally unacceptable because of their poor condition, bad location and vandalism, and further, that these units should be destroyed or taken off our rent rolls. "They never should have been built in the first place," he stated.

APPOINTMENT OF EXECUTIVE DIRECTOR TO AN ADVISORY COMMITTEE TO THE NATIONAL CENTER FOR HOUSING MANAGEMENT: Secretary stated he had been asked to become a member of an Advisory Committee to the National Center for Housing Management. Such an Advisory Committee was to be made up of leaders in the field of housing, both public and private, in order to create a Model State Licensure Law for the Housing Management Industry. Secretary added that a HUD appropriation had been received by the National Center for Housing Management for this purpose. Upon asking the Commission for its approval of Secretary's acceptance of the appointment, Commissioner Boswell stated it was an honor to have the San Francisco Housing Authority's Executive Director

appointed to such a body of distinguished men. Commissioner Boswell moved that the appointment of the Secretary to the Advisory Committee of the National Center for Housing Management be endorsed by the Commission. Commissioner Byrnes seconded. Unanimously carried.

NAHRO-NATIONAL AGENCY DUES: Secretary introduced an invoice in the amount of $1,398.10 which represents this Housing Authority's Agency Membership dues in NAHRO for the year ending September, 1975. Secretary stated Staff had reviewed the invoice and had found it to be in order. Commissioner Boswell moved that the invoice be paid. Commissioner Byrnes seconded. Unanimously carried.

NAHRO-PACIFIC SOUTHWEST REGIONAL COUNCIL DUES: Secretary introduced an invoice in the amount of $357.75 which represents this Housing Authority's Pacific Southwest Regional Council of NAHRO dues for the year ending June 30, 1975. Secretary stated Staff had reviewed the invoice and had found it to be in order. Commissioner Boswell moved that the invoice be paid. Commissioner Byrnes seconded. Unanimously carried.

PHTA-LEADERSHIP TRAINING WORKSHOP: Secretary announced the first session of the Leadership Training Workshop, sponsored by the Public Housing Tenants Association would be held on August 14, 1974, in the Main Auditorium at 1111 Buchanan Street. Commissioner Wallace stated the group was most enthusiastic about this first workshop and invited the Commissioners to attend and judge its effect. Secretary then announced the names of the speakers:

Rev. Hamilton T. Boswell, Commissioner

Mr. Keith Axtell, Chief Housing Programs, HUD

Executive Staff - San Francisco Housing Authority

Mrs. Gertrude Williams, President
Public Housing Tenants Association

Dr. William Pierce, Director
Westside Community Mental Health

Dr. Price Cobbs, Consultant
Westside Community Mental Health

Mrs. Jane Morrison, Manager
Community Service, KNBR Radio

Mr. Cliff Smalley, Director
Mission YMCA

Mrs. Cleo F. Wallace, Commissioner

Mr. Kenneth K. Williams, Recreation Director
Valencia Gardens

BID RESULTS - GROUP FINANCING: Secretary stated on August 6, 1974, bids were received on the 7th and 8th series of project notes. Secretary noted an increase of a full one percent in the interest rate since the last bid opening on May 14, 1974.

The successful bidders were as follows:

7th Series		$ 41,636,000
Wells Fargo Bank and Crocker National	6.34%	$ 5,000,000
United California Bank	6.37	10,000,000
United California Bank	6.39	10,000,000
United California Bank	6.41	10,000,000
Wells Fargo Bank and Crocker National	6.42	6,636,000
		$ 41,636,000

8th Series		$ 34,889,000
United California Bank	6.37%	10,000,000
United California Bank	6.40	10,000,000
United California Bank	6.43	10,000,000
United California Bank	6.47	4,889,000
		$ 34,889,000

The last project note bid opening was May 14, 1974, with the successful bids ranging from 5.52% to 5.68%.

For the information of both the Commission and the audience, Commissioner Boswell asked Staff to explain the financing process which culminates in "Bid Results - Group Financing" notices. Secretary stated that when the San Francisco Housing Authority obtains funds for the development of a project, such funds as are not currently being used in the development of that particular project are farmed out to various institutions, and by doing so, the San Francisco Housing Authority receives interest on that amount of money. When asked by Commissioner Boswell where the interest received is placed, Mr. Kenneth Cavanaugh, Controller, responded that the interest becomes part of the SFHA's operating budget i.e., "Income from Investments". It cannot be "earmarked" for a specific project and the Authority is not free to place this income anywhere else but into that account. Mr. Cavanaugh further explained that the reason the interest rates are nearer to 6% than 9-10% as with Time Certificates of Deposit is that those who invest in project notes receive a tax exemption for doing so, and therefore, those investors are willing to accept the lower interest rates. Secretary explained that money which relates directly to the San Francisco Housing Authority, is placed in those institutions which will provide the highest interest rates. The San Francisco Housing Authority has attempted to place certain funds in minority-owned institutions but has found that interest rates are lower than those obtainable elsewhere. In answer to Commissioner Boswell's question as to whether such an investing process could be made available to private investors, Mr. Cavanaugh replied that the program as it was originally conceived was purposely set up to take advantage of consolidated investors with large sums of money available to them, which, in turn, contributes to the lower interest rates. Commissioner Walter noted that higher interest rates payable to an individual investor would serve generally to increase rents for public housing.

In passing, Commissioner Walter noted that the Operating Budget for the Fiscal Year 1974-1975 was in the hands of the Finance Committee of the Commission and was being reviewed by such.

7. REPORT OF COUNSEL:

MANNING VS. THE SAN FRANCISCO HOUSING AUTHORITY: Counsel stated the Court had upheld the position of the San Francisco Housing Authority in the matter and that plaintiffs had since filed a complaint against that judgement. Commission will be informed of further developments.

RONETTA GLEAVES: Counsel stated the matter was in the hands of the attorneys, and as such, no public statements were appropriate at this time.

8. UNFINISHED BUSINESS:

HUNTERS POINT "A": Secretary recalled that the San Francisco Housing Authority had received a letter from HUD after the Commission had passed Resolution No. 1909, when the Authority had asked HUD to perform on their part of the Resolution. That letter, dated May 17, 1974, read in part that Secretary Lynn had granted permission to demolish after an environmental impact study, and that the Area Office was going to work that out with us. Secretary continued by saying that the letter had included a paragraph which was unacceptable to the Commission. That paragraph, in part, read, "Mr. Lynn has asked that the Regional and Area Offices work with your Authority to insure that replacement units will be made available under the Section 23 program...." Our Commission refused to accept that, Secretary stated.

Secretary continued by saying on July 10, 1974, he had received a letter from HUD which began: "We are pleased to inform you that 600 units of Section 23 housing have been reserved for San Francisco for the purpose of serving the housing needs of the residents of Hunters Point..." Secretary stated the San Francisco Housing Authority has never asked that any housing units be assigned to the Authority for any specific group of tenants. Secretary continued, "When the application is made, these units will be for what we want, not what HUD says." The letter continued. "...Included in this reservation are the 191 units intended as replacement housing rqquired by the phasing out and demolition of CAL 1-17(A)." Secretary interpreted the statement by saying that the voluntary phasing out of the units at Hunters Point would make up for the demolition of those 191 units and that the 191 replacement units of Section 23 would be used to take care of those tenants elsewhere. To quote the letter, Secretary read "...Our staff is ready to assist you in the preparation of an application for these 600 units. Please be advised that the cut-off date for receipt of an application for units is August 30, 1974. It is our understanding that upon HUD approval of your application for these units, which would include 191 units of replacement housing for CAL 1-17(A), HUD will fulfill its obligation under Agreement No. 1 of the Authority's Resolution of January 24, 1974."

Secretary stated that the agreement was that, as stated in Resolution No. 1909, "Demolition shall be subject to the condition that the Area Office of HUD shall provide the San Francisco Housing Authority with written assurance of 191 replacement units from its earliest possible allocation of new housing units with the type and method of replacement to be determined immediately upon receipt of said allocation by the Area Office of HUD. Demolition of units and costs thereof, to be paid out of modernization funds allocated to CAL 1-17(A), said funds to be deposited with the San Francisco Housing Authority forthwith." What the letter failed to refer to, continued the Secretary, was the statement contained in Resolution No. 1909 which stated "...That said cooperation presumes agreement of all parties on the pertinent concerns for CAL 1-17(A)."

Commissioner Boswell moved that the entire matter of Hunters Point "A" be tabled. Commissioner Walter rejected that motion, stating that HUD should know, by the very language of the Resolution, i.e., "Be it further resolved that said cooperation presumes agreement of all parties on the pertinent concerns for CAL 1-17(A), including but not limited to ....", that any arrangement must be mutually agreeable. Commissioner Boswell withdrew his motion, stating that he was trying to think of a way to get 600 units of Section 23 housing in addition to replacement housing and added: "We want as much as we can get." Secretary stated that when the negotiations with HUD were taking place, HUD was so certain that public housing would become non-existent, that, in effect, they were saying that Section 23 is all that is going to be available and therefore, "...it is all the San Francisco Housing Authority is going to get." Now, continued the Secretary, since the passage of the Housing and Community Development Bill just yesterday, "it is a different ballgame. From the looks of things, we may have many different officials in Washington." Secretary suggested that tabling the matter of Hunters Point "A" for the moment would, indeed, give the Housing Authority "more room for movement." Commissioner Boswell again moved to table the matter. Commissioner Byrnes seconded, and upon roll call the AYES and NAYS were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Stephen Walter		
	Rev. Hamilton T. Boswell		
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

The Chairman recognized Tenants who had requested to speak before the Commission on behalf of the tenants at Hunters Point "A".

Mrs. Lillian Robinson presented the following statement in the absence of Mrs. Florine Johnson, Chairperson, Hunters Point "A" Tenants Association:

"HUNTERS POINT TENANT ASSOCIATION

68 Gillman Street San Francisco, California

TO: San Francisco Housing Authority Commissioners

We, the residents of Hunters Point "A" have not been informed of what will happen to our homes. Homes that we have lived in for many years. It is our sincere hope that the decision will be made by the Commissioners to up-grade our present homes instead of tearing them down. If it is decided to tear them down many of us will have no other place to turn to for living units. Where will we go to find funds to rent for our large families at reasonable rates that are clean, decent and sanitary? We are pleading with those in power to understand our plight if we are forced to look for other housing.

Thank you for your consideration to our most urgent problem.

Mrs. Florine Johnson, Chairperson
Hunters Point "A" Tenants Association"

Mrs. Robinson then presented the following statement:

"Tenants: San Francisco Housing Authority

SAVING THE HILL

Since all new apartments HUD is building are being built for middle income families. What's going to happen to the poor?

Redevelopment has disrupted many good things for their own political advantages. They are using the poor of all races as "scape goats". We are tired of being used as targets like computer punch cards.

We, in good faith, agreed for a 90 day freeze on the housing units. After 90 days, I think the freeze should have been illegal and the units open for tenants occupancy. We are tired of being oppressed. We are being treated and programmed like stereotype individuals.

Hunters Point gets blamed for the worst things that happen on the Point. Redevelopment has messed up many communities destroying their unity and living conditions. Redevelopment wants to take Hunters Point for the view and weather.

I do believe the 90 day freeze was what HUD wanted; Leaving the units vacant was to HUD's advantage to be vandalized beyond repair.

(Signed) Mrs. Lillian Robinson

Mrs. Annie Nelson"

Commissioner Walter moved both statements be made a part of the record. Commissioner Boswell seconded. Unanimously carried.

Mrs. Gertrude Williams, President, PHTA, stated her support of the people in Hunters Point and their efforts to better their living conditions.

Commissioner Boswell asked the Executive Director to reaffirm to the tenants of the Hunters Point "A" area that the Commission is still in support of its original action regarding CAL 1-17(A). Secretary stated that in

response to a letter from HUD which told the San Francisco Housing Authority to start tearing down units, this Commission said: "No. We are not going to do that." Secretary stated that we do not know what is going to come out of the new Legislation. Further, Secretary said, "If there is rehabilitation money, it does not make any sense to destroy even one unit of public housing no matter what the condition is. This Commission has instructed staff to explore every possible avenue of obtaining rehabilitation money, but under no circumstances will we demolish one unit. We have a fight on our hands, but maybe Washington has helped us without even knowing it. We will move as fast as we can."

9. NEW BUSINESS:

TRAVEL: Telephone poll of Commission was taken on June 10, 1974, authorizing travel to Washington, D.C. Ratification is now in order.

Following Resolution introduced by Commissioner Byrnes.

RESOLUTION NO. 1931

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C. TO ATTEND A NATIONAL TENANTS ORGANIZATION MEETING JUNE 14 AND 15, 1974

* *

RESOLUTION NO. 1931

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C.,
TO ATTEND A NATIONAL TENANTS ORGANIZATION MEETING
JUNE 14 - 15, 1974

WHEREAS, Commissioner Cleo F. Wallace did receive an invitation to attend a National Tenants Organization Meeting in Washington, D. C., June 14-15, 1974; and

WHEREAS, Commissioner Wallace is the Chairperson for the Western Region of the National Tenants Organization; and

WHEREAS, this Authority deemed that the attendance of Commissioner Wallace at the aforementioned meeting was beneficial to the conduct of its low-rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Wallace's travel to Washington, D. C., on June 14-15, 1974, to attend the aforementioned meeting is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification shall become effective immediately.

Upon presentation of the Resolution, Commissioner Walter asked the status of the PHTA budget in terms of Travel Expenses. Secretary replied there is ample money in the overall budget, but that the Travel portion of the allotments is either, or close to an overrun. Commissioner Walter urged PHTA to revise their budget in order to accommodate their travel needs.

Commissioner Byrnes moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

TRAVEL: Telephone poll of Commission was taken on June 10, 1974, authorizing travel to Washington, D.C.. Ratification is now in order.

Following Resolution introduced by Commissioner Wallace.

RESOLUTION NO. 1932

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL OF PUBLIC HOUSING TENANTS REPRESENTATIVE TO ATTEND THE NATIONAL TENANTS ORGANIZATION MEETING IN WASHINGTON, D.C. JUNE 14 AND 15, 1974

* *

RESOLUTION NO. 1932

RESOLUTION RATIFYING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVE TO ATTEND THE NATIONAL TENANT ORGANIZATION MEETING IN WASHINGTON, D.C. JUNE 14-15, 1974

WHEREAS, the National Tenants Organization did issue an invitation to the San Francisco Public Housing Tenants Association to send a representative to the National Tenants Organization meeting held in Washington, D. C., on June 14-15, 1974; and

WHEREAS, the San Francisco Public Housing Tenants Association deemed that the attendance of its Recording Secretary, Mrs. Allie Ward, at the aforementioned meeting was essential to its operation; and

WHEREAS, HUD Regulation HM 7475.9, dated February 10, 1972, permits tenant council expenditures from funds contributed by a Local Authority which expenditures are included in the Authority Budget; and

WHEREAS, such tenant council expenditures may be incurred for the promotion of serviceability, efficiency, economy and stability, in the operation of the projects;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That this Authority agrees to fund the travel expenses of the Recording Secretary of PHTA to the aforementioned meeting in Washington, D. C.; and

II. That travel time and expenses be allowed within the prescribed HUD travel regulations; and

III. That such ratification by this Commission is with the assurance by PHTA that all related expenses were for the purpose of promoting serviceability, efficiency, economy and stability, in the operation of the project as delineated by HUD in Regulation HM 7475.9; and assurance

IV. That the ratified travel, together with other PHTA incurred expenses did not exceed the maximum of $3.00 per unit per year permitted under current HUD limitations.

Commissioner Wallace moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1933

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RESOLUTION AUTHORIZING TRAVEL TO CARMEL, CALIFORNIA, AUGUST 18 AND 19, 1974, TO ATTEND PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS

* *

RESOLUTION NO. 1933

RESOLUTION AUTHORIZING TRAVEL TO CARMEL, CALIFORNIA AUGUST 18-19, 1974 TO ATTEND PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a series of meetings for the Executive Board Members of the Pacific Southwest Regional Council on August 18-19, 1974; and

WHEREAS, the Deputy Executive Director is the Senior Vice-President of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director at this meeting in Carmel, California is essential to the conduct of its low-rent public housing operations

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Deputy Executive Director be authorized to travel to Carmel, California on August 18-19, 1974 for the purpose of attending the Executive Board Meeting of the Pacific Southwest Regional Council of NAHRO

11. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

111. That this resolution shall become effective immediately.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

TRAVEL: Telephone poll of Commission was taken June 14, 1974, authorizing travel to Dixville Notch, New Hampshire. Ratification is now in order.

Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1934

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO DIXVILLE NOTCH, NEW HAMPSHIRE, TO ATTEND THE ANNUAL CONFERENCE OF THE NEW ENGLAND REGIONAL COUNCIL OF THE NATIONAL ASSOCIATION OF HOUSING REDEVELOPMENT OFFICIALS JUNE 20-26, 1974

* *

RESOLUTION NO. 1934

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO DIXVILLE NOTCH, NEW HAMPSHIRE TO ATTEND ANNUAL CONFERENCE OF THE NEW ENGLAND REGIONAL COUNCIL OF THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS, JUNE 20-26, 1974

* *

WHEREAS, the National Association of Housing and Redevelopment Officials New England Regional Council did hold its Annual Conference in Dixville Notch, New Hampshire, June 20-26, 1974; and

WHEREAS, the Executive Director was invited to address the opening session of the Annual Conference; and

WHEREAS, this Authority deemed that the attendance of the Executive Director at the NAHRO New England Regional Council's Annual Conference was essential to the conduct of its low-rent operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director's travel to Dixville Notch, New Hampshire on June 20-26, 1974, to attend the aforementioned Conference is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification shall become effective immediately.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

RESEARCH AND DEMONSTRATION: Following Resolution introduced by Commissioner Byrnes.

RESOLUTION NO. 1935

* * * * * * * * * * *

RESOLUTION APPROVING AWARD OF, AND REJECTING SUB-CONTRACTS FOR THE MULTI-PURPOSE CENTER IN THE HUNTERS VIEW PROJECT, CAL 1-18 (3): THIS WORK BEING DEVELOPED UNDER THE RESEARCH AND DEMONSTRATION PROGRAM

* *

RESOLUTION NO. 1935

* * * * * * * * * * * * * * * * * *

RESOLUTION APPROVING AWARD OF, AND REJECTING SUB-CONTRACTS FOR THE MULTI-PURPOSE CENTER IN THE HUNTERS VIEW PROJECT, CAL 1-18(3): THIS WORK BEING DEVELOPED UNDER THE RESEARCH AND DEMONSTRATION PROGRAM.

* *

WHEREAS, on June 24, 1974, June 26, 1974 and June 27, 1974 Housing Authority of the City and County of San Francisco advertised for sub-bids for the Multi-Purpose Center in the Hunters View project, and;

WHEREAS, on July 9, 1974, the following listed bids were received, publicly opened in accordance with prior advertisement and read aloud:

2:00 p.m.	PLASTERING	1.	Syl's Plastering Co.	$3,450
		2.	Musetti Plastering, Inc.	$3,875
		3.	Oris Pacheco & Sons, Inc.	$7,825
		4.	Ocean Spray Plastering, Inc.	$4,517
2:30 p.m.	ROOFING	1.	Sunset Roofing Co.	$2,875
		2.	Western Roofing	$4,272
3:00 p.m.	HEATING AND VENTILATING		No Bids	
3:30 p.m.	ELECTRICAL	1.	J. J. Electric Co.	$13,246

WHEREAS, after review of the bids in relation to the Research and Demonstration budget, it has been determined that the low bids for Plastering and Roofing are within the approved budget, while the Electrical bid is approximately 50% over the budget.

Now, therefore, be it resolved by the Commission of the Housing Authority of the City and County of San Francisco, as follows:

1. That the Plastering and Roofing Contracts be awarded to the low bidders respectively.

   Syl's Plastering Company - In the amount of $3,450

   Sunset Roofing Company - In the amount of $2,875

2. That the Electrical bid of J. J. Electric Co. in the amount of $13,246 be rejected.

Be it further resolved that:

1. The award of contracts is subject to HUD's approval and is contingent upon receipt from and approval of the Contractor's Affirmative Action Program.

2. That the Secretary-Executive Director is hereby authorized and directed to execute the sub-contracts with Syl's Plastering Co. and Sunset Roofing Co. on behalf of this Authority.

Secretary noted that the electrical portion of the bidding was some 50% over budget. All provisions of the Resolution are subject to HUD approval.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

TRAVEL: Telephone poll of Commission was taken on June 21, 1974, authorizing travel to Watsonville, California. Ratification is now in order.

Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1936

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WATSONVILLE, CALIFORNIA TO ATTEND FOLLOW-UP MEETING TO THE TRAINING-OF-TRAINERS SESSIONS UNDER THE AUSPICES OF THE UNIVERSITY OF CALIFORNIA EXTENSION REGIONAL HOUSING MANAGEMENT TRAINING PROGRAM JUNE 26 AND 27, 1974

* *

RESOLUTION NO. 1936
* * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WATSONVILLE, CALIFORNIA TO ATTEND FOLLOW-UP MEETING TO THE TRAINING-OF-TRAINERS SESSIONS UNDER THE AUSPICES OF THE UNIVERSITY OF CALIFORNIA EXTENSION REGIONAL HOUSING MANAGEMENT TRAINING PROGRAM, JUNE 26 - 27, 1974
* *

WHEREAS, the University of California Extension Regional Housing Management Training Program held a follow-up session to the Training-of-Trainers Session in Watsonville, California, June 26-27, 1974; and

WHEREAS, the Regional Housing Management Training Program officials invited Commissioner Cleo F. Wallace and Staff representatives to participate in the follow-up session; and

WHEREAS, tuition, room and board were underwritten by the University of California Extension Regional Housing Management Training Program; and

WHEREAS, transportation to and from Watsonville, California were to be borne by this Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the participation of the invited members of the San Francisco Housing Authority Commission and San Francisco Housing Authority Staff in the session be approved by this Authority.

II. That travel time, expenses and per diem in excess of those costs which were underwritten by the University of California Extension Regional Housing Management Training Program are hereby approved and ratified in accordance with the travel policies of this Authority.

III. That this resolution shall become effective immediately.

Commissioner Wallace expressed her enthusiasm for the various training programs which were allowing tenants to become involved in management training. The Commissioner referenced the Oakland training sessions in which some fifteen tenants would be given academic credits for their participation in the training courses. Deputy Executive Director, Walter L. Scott, II, enumerated the Housing Authority's many on-going training courses, and specifically referenced the forthcoming training course being planned for nine to-be-hired junior clerk typists, and the forthcoming Leadership Workshop Training, previously mentioned at this Commission Meeting.

Secretary stated that one of the reasons for the creation of the Advisory Committee to the National Housing Center for Housing Management was to further this worthwhile concept of training programs, and to eliminate any existing overlap so that both tenants and staff could receive the finest in training programs.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: NONE

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Byrnes.

RESOLUTION NO. 1937

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVE TO ATTEND THE OPENING SESSION OF THE 1974 NATIONAL TENANTS ORGANIZATI CONFERENCE IN ATLANTA, GEORGIA, AUGUST 30 THROUGH SEPTEMBER 2, 1974

* *

RESOLUTION NO. 1937

RESOLUTION AUTHORIZING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVES TO ATTEND THE OPENING SESSION OF THE 1974 NATIONAL TENANTS ORGANIZATION CONFERENCE IN ATLANTA, GEORGIA AUGUST 30 THROUGH SEPTEMBER 2, 1974

WHEREAS, the National Tenants Organization will hold the opening session of the 1974 Conference at the Hyatt Regency Atlanta Hotel, Atlanta, Georgia on August 30 through September 2, 1974; and

WHEREAS, the San Francisco Public Housing Tenants Association deems that the attendance of certain of its members at the aforementioned Conference is essential to its operation; and

WHEREAS, HUD Regulation HM 7475.9, dated February 10, 1972 permits tenant council expenditures from funds contributed by a Local Authority which expenditures are included in the Authority Budget; and

WHEREAS, such tenant council expenditures may be incurred for the promotion of serviceability, efficiency, economy and stability in the operation of the projects;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That this Authority agrees to fund the travel expenses of certain members of PHTA to the aforementioned Conference in Atlanta, Georgia; and

II. That travel time and expenses be allowed within the prescribed HUD travel regulations; and

III. That such authorization by this Commission is with the assurance by PHTA that all related expenses are for the purpose of promoting serviceability, efficiency, economy and stability in the promotion of the project as delineated by HUD in Regulation HM 7475.9; and assurance

IV. That the authorized travel, together with other PHTA incurred expenses do not exceed the maximum of $3.00 per unit per year permitted under current HUD limitations.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

TRAVEL: Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1938

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATLANTA, GEORGIA TO ATTEND THE OPENING SESSION OF THE 1974 NATIONAL TENANTS ORGANIZATION CONFERENCE AUGUST 30 THROUGH SEPTEMBER 2, 1974

* *

RESOLUTION NO. 1938

RESOLUTION AUTHORIZING TRAVEL TO ATLANTA, GEORGIA
TO ATTEND THE OPENING SESSION OF THE
1974 NATIONAL TENANTS ORGANIZATION CONFERENCE
AUGUST 30 THROUGH SEPTEMBER 2, 1974

WHEREAS, the National Tenants Organization will hold the opening session of the 1974 Conference at the Hyatt Regency Atlanta Hotel, Atlanta, Georgia on August 30 - September 2, 1974; and

WHEREAS, this Authority deems that the attendance of such Commissioners and staff as the Commission and Executive Director may indicate at the NTO Conference is essential to the conduct of its low-rent operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and staff as the Commission and Executive Director may indicate be authorized to travel to Atlanta, Georgia, August 30 through September 2, 1974, for the purpose of attending the aforementioned Conference.

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman thereupon declared said motion carried.

Commissioner Boswell stated that while he has never been opposed to travel on anyone's part for purposes which allow the members and tenants of this Authority to reach out to the rest of the country and learn from other Authority's, he is opposed to the manner in which travel resolutions are ratified. The Commissioner stated that with few exceptions, all of the various conferences to which our members travel are announced sufficiently in advance for the Commission to approve, rather than a hurried telephone poll among four Commissioners just prior to the proposed travel. Said Commissioner Boswell, "This approach is unbecoming to this Housing Authority and I would ask this Commission to come up with a better arrangement, which, of course, would include provisions for emergencies." Secretary stated an Executive Committee would be formed which could act on the part of the whole Commission in cases of emergencies, and that the bulk of the travel resolutions could be presented at the beginning of each calendar year in the first or second Commission meetings.

Chairman declared the meeting adjourned at 11:30 A.M.

_____
Chairman

ATTEST:

_____
Secretary

8/22/74

DOCUMENTS
SEP 6 1974
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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 22, 1974 Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, August 22, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner-Entered at 10:30
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

EXCUSED: Mrs. Joan M. Byrnes, Vice-Chairman

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Chairman asked that Mr. Melville Spriggs, Chief Family Tenant Services, read visitor cards which would also be listed in the minutes of the meeting.

Alice Carter
James Franklin
Annie Mae Nelson, Hunters Point "A"
John Rogers, Housing Coordinator, DSS
Gertrude Williams, PHTA
Larry Liebert, SF Chronicle
Mary McAlister, President, Valencia Gardens
Lillian Robinson, Hunters Point "A"
Harry Johanson, SF Examiner
Joe Lejarja, SF Redevelopment Agency
M.E. Phillips, SF Redevelopment Agency
Sarah Williams, Alice Griffith
Ethel McCarrell, PHTA
Sarah Kindle, Hunters Point "A"
Ruby Owens, PHTA
Caleb Washington, Plaza West
Joella Barnett, PHTA

3. APPROVAL OF AGENDA:

Commissioner Walter moved agenda, as prepared, to be agenda of the day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Commission Meeting of August 8, 1974, as distributed to the Commissioners, be approved.

Commissioner Boswell seconded the motion after inquiring about the Travel Committee which was to be formed as a result of discussions at the last Commission Meeting. Secretary stated that the Committee had been appointed by the Chairman after the Commission Meeting, said Committee to consist of Commissioners Walter and Boswell. Also, Secretary indicated a letter had been prepared at the direction of the Chairman to the members of the Committee, which letter directed the Committee to meet as soon as possible to for a revised travel policy. Unanimously carried.

RESIGNATION OF PHTA TREASURER: Secretary stated for the record, the Authority had received notification from Joella Barnett of her resignation as Treasurer of the San Francisco Public Housing Tenants Association to be effective August 7, 1974. Ms. Barnett has accepted the position of Community Service Representative with this Authority and feels to hold a position with PHTA and a position with the Housing Authority would be a conflict of interests.

REINSTATEMENT OF "THE WHOLE WORLD" TRAVELLING LIBRARY: Secretary said for some time the tenants of the San Francisco Housing Authority have been enjoying the use of a Mobile Library which has been made available from the San Francisco Public Library. It was indicated months ago that the Mobile Library would no longer be in operation. Secretary went on to say that the Housing Authority supported refunding of the Mobile Library along with the Board of Supervisors and on August 6, 1974, a letter addressed to Mr. Walter L. Scott, II, Deputy Executive Director, was received and read as follows:

"August 6, 1974

Mr. Walter Scott, II
Acting Executive Director
San Francisco Housing Authority
440 Turk Street
San Francisco, California 94102

Dear Mr. Scott:

We're back in service again! Emergency funds for the driver position on The Whole World have been secured, and we'll be making our regular stops again as of August 8. Unfortunately, this situation is temporary, and we still await the important vote by the Board of Supervisors in September.

Your strong support of The Whole World has been the key factor in its temporary reinstatement, and we hope the Board of Supervisors will soon make it a permanent service to our community.

Our heartfelt thanks!

Sincerely,

(Signed)

Stephanie Row, Librarian"

Secretary stated that the Authority has contacted the Board of Supervisors in an effort to make the Mobile Library a permanent activity, and that the Library has been given a supplemental appropriation by which, hopefully, we can expect the continued services of the Mobile Library. Secretary ended by saying the use of the bookmobile has been a real service to our tenants.

AMBULATORY HEALTH CARE FACILITY CORPORATION: Secretary referenced a letter received from Mr. Fred Green, Chairman, Board of Directors, Ambulatory Health Care Facility Corporation, requesting the Authority to appoint a member of staff to serve on its Board as a replacement for Mr. Green who has been appointed by the Mayor to serve on the Model Cities Council. Secretary indicated Mr. Green has suggested Mr. Henry Jefferson, SFHA Area Manager, be appointed to serve on the Board. Commissioner Walter stated the matter concerned staff operations and did not appear to require action on the part of the Commission. Commissioner Helpman stated that if Commission action were needed, he would gladly recommend Mr. Jefferson as "a very competent member of our Staff". The matter was referred to staff.

ATTENDANCE AT THE 1974 CONFERENCE OF THE NATIONAL TENANTS ORGANIZATION: Secretary stated that on August 20, 1974, we received a letter from Rose Wylie, Chairperson, National Tenants Organization requesting the attendance of our Community Services Representative, Mrs. Mary Rogers at the next NTO Conference. The letter reads as follows:'

"August 20, 1974

San Francisco Housing Authority
440 Turk Street
San Francisco, California 94102

To Whom It May Concern:

I am requesting your help in securing the attendance of Mrs. Mary Rogers at the 1974 Conference of the National Tenants Organization (NTO) being held August 29, through September 3, 1974, in Atlanta, Georgia, at the Hyatt Regency Hotel.

There is an all-day Board Meeting, of which Mrs. Rogers is a member being held on the 29th; her attendance is requested for that day.

Thank you.

Sincerely,

(Signed)

Rose Wylie, Chairperson
National Tenants Organization"

Secretary noted a Resolution was attached to Ms. Wylie's letter to authorize Mary Rogers travel if it were approved by the Commission. Commissioner Walter asked the source of funding for the National Tenants Organization. Secretary responded that in addition to its membership dues, NTO receives grants from certain Foundations, NAHRO and HUD. Commissioner Walter asked how many people were scheduled to attend this conference. Secretary stated a letter had been hand delivered this date by Mrs. Gertrude Williams, President, PHTA, which indicated three PHTA members would be attending in addition to Commissioner Wallace. Commissioner Walter expressed his opposition to the Commissioners being asked to approve travel of staff members to a tenant conference. "Mrs. Rogers works for this Authority, if NTO wants her to be absent from her job, then they can pay her salary and travel expenses. I am getting indignant at this kind of stuff. It is getting out of hand, and I think Commissioner Boswell would have this same thought in mind. It really frosts me."

Commissioner Boswell reiterated his statements at a previous Commission Meeting wherein he expressed his desire to have an Executive Committee establish a travel policy for this Authority. However, he continued, "We have set a precedent of sending other employees to housing-related conferences and we should honestly consider this matter. All this business should be coordinated so that there are no expenses authorized

which concern matters which are not related to the Housing Authority." Commissioner Walter stated,"We should be spending our money on the tenants. I will vote against this." Dr. Ergina entered the Meeting at 10:30 A.M. Commissioner Boswell again stated: "The tenant association is very much related to the Housing. The financial matters should be taken up by the Travel Committee in more depth. I would support whatever that Committee would decide." Commissioner Walter reminded Commissioner Boswell that the two of them, made up the newly-formed Travel Committee. Commissioner Boswell moved that the Commission appoint an Executive Committee to consider this particular matter on its own merit and that that Committee make the final decision. Commissioner Wallace, in seconding the motion, stated that "tenants are paying for the trips. It would not be fair for them to pay for staff to go. Secondly, there is the fact that at all NAHRO Bay Area Chapter meetings there have been staff going from all levels. Mrs. Rogers is working in tenant services, and if this conference is a tenant-related conference, whoever works with the tenants should be allowed to go. I would vote in favor of this travel."

Commissioner Walter and Commissioner Boswell agreed that the number of people already slated to attend the conference was sufficient. Commissioner Walter continued: "The money used comes from our budget which is assigned to PHTA. You are transferring other monies from the budget to make this possible. This whole thing is a boondoggle."

Commissioner Walter stated his mind was already made up, and that in order to give the matter fair consideration, as suggested by Commissioner Boswell, he, Commissioner Walter, would relinquish his position on the travel committee for this one situation and suggested that the Chairman appoint a Commissioner other than himself to consider the matter with Commissioner Boswell. Chairman, thereupon appointed Dr. Ergina to sit in for Commissioner Walter. Commissioner Boswell stated he and Dr. Ergina would meet immediately following the Commission Meeting to decide the matter.

6. REPORT OF SECRETARY:

OMINBUS HOUSING BILL: Secretary stated the Housing Bill was scheduled to be signed shortly, at 11:00 A.M. San Francisco time, this date. Secretary recalled his last report to the Commission wherein he indicated that Congress had approved the Bill which would give both redevelopment and public housing more life, if only on a temporary basis. Secretary continued saying there are 236 units provided for the Redevelopment Agency, there are public housing units, conventional type provided for housing authorities and that many of the changes that the tenants of the San Francisco Housing Authority, both senior citizens and families, worked so hard for were included in the new Bill. The question now, continued Secretary, is whether or not the new Administration will release the funds appropriated in the Bill. Against this possibility, however, is a section which dictates that if the funds are not released, the Executive Branch of the Administration must give full and sufficient reason to the Congress for impounding the funds. Secretary referenced a letter written by the Redevelopment Agency to the Mayor indicating the many adjustments which would have to be made in order for the 236 program to work in San Francisco. Whether or not HUD will approve those adjustments remains to be seen, Secretary said.

Secretary referenced a statement made by President Ford wherein the President indicated that "We tend to the economic problems...in a spirit of equity to all our citizens." Hopefully, stated Secretary, this statement would mean that housing would soon be taken off its "inequitable hot spot." Of the $150 million appropriate for low-cost public housing, $50-75 million has to be spend for conventional low-cost housing.

In response to a statement by Commissioner Walter regarding allocating any forthcoming new construction funding or scattered sites, Secretary stated that the Commission has an on-going policy to never again build highrises for families; that only scattered units for families will be constructed.

Secretary recalled this Authority's long-pending application for 1,750 units of housing and in response to Commissioner Walter's question about available land, Secretary stated that surplus lands of the City could be within the Authority's budget. Commissioner Boswell stated he understands A-3 redevelopment is "on the horizon" and that in view of the accommodations this Authority has made for the Redevelopment Agency, he hopes this Authority can trade them for public housing in A-3 on a larger scale than A-2 permanent public housing sites.

Commissioner Boswell asked the status of the 200 A-2 units and Secretary stated in response that bids had been received and rejected for the building of 90 of those units and that the bids only proved to HUD that the units cannot be built for available funds. Further, Secretary continued, this Authority is trying to get approval from HUD to rehabilitate existing units in order to provide the four-to-six bedroom facilities which are needed but which are unbuildable with the monies appropriated. Commissioner Boswell stated that the "new housing Bill gives us more hope."

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

HUNTERS POINT "A": Secretary recalled the Commission at its last meeting had tabled a letter from Mr. James Price of HUD, which letter offerred the San Francisco Housing Authority 600 units of Section 23 housing in lieu of the 191 units at Hunters Point "A". The Commission stated that under no circumstances would the Section 23 units be accepted in lieu of the 191 units because our tenants would have to move from the Hill. Secretary stated that until this Authority can determine what the new Administration will do in terms of public housing as a result of the passage of the Omnibus Housing Bill, there will be no change in the status of Hunters Point. Secretary indicated that preliminary talks are currently being held among the Housing Authority, the Redevelopment Agency and the Commissioners, but that no immediate application would be made for those 600 Section 23 units, and in fact, a letter is being prepared to ask HUD for an official extension of the August 30 deadline regarding that particular application.

In response to Dr. Ergina's question regarding the municipal serivces at Hunters Point, and particularly security measures, Secretary responded that just yesterday, August 21st at 4:00 p.m., a 24-hour security guard had been placed in the Hunters Point area to aid in the protection of the 191 units in question until such time as a final decision regarding the future of the units has been made.

9. NEW BUSINESS:

TRAVEL: Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1939

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE 35TH NATIONAL CONFERENCE OF NAHRO IN BOSTON, MASSACHUSETTS SEPTEMBER 29 THROUGH OCTOBER 2, 1974

* *

RESOLUTION NO. 1939

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE 35TH NATIONAL CONFERENCE OF NAHRO IN BOSTON, MASSACHUSETTS, SEPTEMBER 29 THROUGH OCTOBER 2, 1974

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold their 35th National Conference at the Sheraton-Boston Hotel in Boston, Massachusetts, on September 27 through October 2, 1974; and

WHEREAS, this Authority deems that the attendance of such Commissioners and staff as the Commission and Executive Director may indicate at the NAHRO Conference is essential to the conduct of its low-rent operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and staff as the Commission and Executive Director may indicate be authorized to travel to Boston, Massachusetts, September 29 through October 2, 1974, for the purpose of attending the aforementioned Conference.

II. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Walter stated he expects to attend the National NAHRO Conference this year, but if it did not prove more fruitful for Commissioners than it was last year in Atlantic City, he would henceforth vote against Commissioners attending any such conferences in the future. Secretary stated that he felt that if it were not for the fact that the National meeting had provided an opportunity for Commissioners and staff of various authorities to work with each other, that the successful forces which brought about the passage of the Omnibus Housing Bill might never have been coordinated. Secretary stated that in Staff's opinion, the National conference is very important. Commissioner Walter commended the Secretary on his work at the National Conference, but again stated that, in his opinion, the conferences were not that fruitful for the Commissioners.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Stephen Walter		
	Rev. Hamilton T. Boswell		
	Dr. Amancio G. Ergina	EXCUSED:	Joan M. Byrnes
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

Commissioner Ergina commended Deputy Executive Director, Walter L. Scott, II, for his work in helping to bring about a reinstatement of the "Whole World" travelling library.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 11:00 A.M.

_____
Chairman

ATTEST:

_____
Secretary

/74

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS
SEP 24 1974
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Minutes

Regular Meeting Held:
Thursday, September 12, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, September 12, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice-Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Mr. Stephen Walter, Commissioner (EXCUSED)

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

The Deputy Executive Director, Walter L. Scott, II, read the visitors cards as follows:

Marilyn Christensen, Chairperson Noriega Tenants Association
John E. Rogers, Housing Coordinator, DSS
Hattie Williams, Harbor Slope
Gertrude Williams, President, PHTA
Dolores Perkins, PHTA Potrero Terrace
Jack Viets, Chronicle
Wesley Ramsey, Hunters View
Deborah Ramsey, Hunters View
Ethel McCarrell, PHTA Hunters View
B.A. Puajao

3. APPROVAL OF AGENDA:

Commissioner Wallace moved agenda, as prepared, to be agenda of the day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the Minutes of the Regular Commission Meeting of August 22, 1974, as distributed to the Commission be approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NTO CONFERENCE REPORT--COMMISSIONER WALLACE: Secretary stated Commissioner Wallace attended the National Tenants Organization Conference held in Atlanta, Georgia, August 29 through September 3, 1974. He then suggested Commissioner Wallace give her report.

Commissioner Wallace stated in five years of association with NTO, she felt this to be the best conference yet held. She was a little disturbed, however with its progress in terms of housing. She expressed delight with the tenants of Atlanta and their report regarding their Modernization Program under which 250 tenants have been employed. Commissioner Wallace stated that attendance at the conference was well represented. Norman Watson, former HUD Assistant Secretary, spoke in part on grievance procedures and the 25% Brooke Amendment. Mr. Watson also stated he was not pleased with the tenant movement at this time, in that he felt NTO had "quieted down" and more involvement was needed. Commissioner Wallace then referred to a tenant from Rhode Island whose agency is having problems similar to the Hunters Point "A" situation. The Rhode Island tenants stated they did not want their developments sold to private developers, and would prefer to remain with the Housing Authority. Commissioner Wallace also stated a tenant had been placed on the Rhode Island Commission and was doing a fine job.

Commissioner Wallace further stated that for the first time, organizations were given awards for their part in the passage of the Housing Act. The Commission should note, however, that the San Francisco Housing Authority and its tenants have worked more deligently than any other group across the country in terms of that Bill, even though they were not given an award. Commissioner Wallace also stated she was unable to attend as many workshops as she would have liked, but she sat on the Credentials Committee as a member of the Board of NTO. Commissioner Wallace ended her report expressing pleasure with the session as a whole.

Secretary added that PHTA was well represented at the Conference and that Mrs. Marilyn Christensen, has forwarded the Housing Authority a 60-page report on her coverage of the Conference. Secretary then introduced Mrs. Gertrude Williams, President of PHTA to give a report in behalf of PHTA. Mrs. Williams stated the conference was attended by Mrs. Ethel McCarrell, Mrs. Evelyn Darnes and Mrs. Marilyn Christensen and that each delegate have given very good reports. She further stated that PHTA was well informed and very pleased with the attendance of the meeting; also, more detailed information would be submitted in the future and we look forward to the next Conference. Commissioner Wallace stated that recorded tapes and film of the Conference can be furnished to the Commission for their information at request.

IMPLEMENTATION OF NEW HOUSING BILL: Secretary stated there has been a massive production of papers in connection with the efforts of many groups to interpret the 1974 Housing and Community Development Act. Secretary commented that as far as Housing Authorities are concerned, and as indicated by Commissioner Wallace, the public housing content of the Bill is directly attributable to the efforts of the tenants. "The bombardment of members of Congress with letters and wires of opposition to the demise of public housing made the difference." This correspondence certainly let them know in Conference as well as the Committees that the tenants of public housing were very much aware of the apparent attitude of the Administration to allow and foster the death of public housing. Secretary also stated that it is interesting to note that the Bill accomplishes what the late Administration wanted to take place, namely, that "the responsibility be returned to the local community". They have returned the responsibility to the local communities, and now the Community Development Program is inoperable unless and until a Housing Assistance Program is prepared. On the other hand, Housing Assistance cannot move until a policy has been set with Community Development. Secretary continued, the key appears to be that when a local community requests "X" number of units of public housing and

See Amendments in Oct 10th minutes Sec 4

presents it to Washington the local community must wait for the "OK" from Washington; after which, Washington will in turn state that it can only give so much money for so many units. If additional units are needed, the local community will have to go to the local tax payers. With our present economic situation and the attitude of the public toward Government, Secretary said, it will be almost impossible to prove to the public that the needs of the poorest of the poor are more important than sending money overseas to support foreign countries. There is no rosey future for public housing, but "we are prepared to go every step of the way." Secretary stated that each Commissioner will receive a brief descriptive summary of the new Housing and Community Bill as soon as the regulations are issued, also any other related materials.

Commissioner Boswell asked Secretary to explain how locally, the new Act will improve the Authority's relationships in the area of urban renewal from which we have been excluded. Secretary answered, "It is dependent upon the definition of the Housing Assistance Program prepared by the City and County."

TRAVEL POLICY: Secretary recalled Commissioners Walter and Boswell were appointed to an Executive Committee to prepare a travel policy for this Agency. The Committee is reviewing a preliminary proposal. Commissioner Walter, this morning, asked that the final recommendations and decision on the travel policy be postponed until the first Commission Meeting in October. Commissioner Boswell concurred.

7. REPORT OF COUNSEL:

Counsel stated his office has been concerned with routine matters since the last Commission Meeting, and at this time he has nothing to report.

8. UNFINISHED BUSINESS:

HUNTERS POINT "A": Secretary stated the situation of Hunters Point "A" would best be stated by reading three letters. First, an August 16, 1974, letter the Housing Authority sent to the Mayor:

"August 16, 1974

Honorable Joseph L. Alioto
Mayor, City and County of San Francisco
200 City Hall
San Francisco, California 94102

Dear Mr. Mayor:

You will recall the occasion, sometime in 1973, in which we (you, Tolan and Kane) inspected Navy-owned vacant housing units on the Hunters Point Naval Shipyard properties.

We agreed that a) the units should not be considered for public housing because of the almost 100% Black occupancy of the entire area. We agreed that the Department of Housing and Urban Development's regulations requiring racial and economic mix in all housing areas was non-existent on the hill; b) You felt that the units should be reserved for residence requirements for whomsoever will ultimately lease the Shipyard.

During several additional inspections of facilities, we considered the utilization of the units as a relocation resource in connection with a long-range plan that envisions rehabilitation of Housing Authority properties in the area. We have concluded that they are ideally mixed for relocation purposes. They are in 12 buildings and include 12 two-bedroom units, 78 three-bedroom units and 10 four-bedroom units.

We would hope that in pursuing this matter, the Housing Authority could receive from HUD an additional allocation of Section 23 units under the present leasing program. If we were to fail in that

endeavor, we would possibly lease the units from the Navy within our present allocations. Toward these ends, and hoping to utilize the help of your office, we are prepared to enter into discussions immediately to secure what we feel would be an important resource.

Behind the planning outlined above is, of course, the still present conviction of the Commission and staff that demolition of the 191 units at Hunters Point "A" would mean destroying a major capital asset--buildings alone with a replacement value of more than $2,000,000--that in less than 15 years would accrue to the City and County of San Francisco free of bonded indebtedness.

Under one of our alternative plans, the remaining families at Hunters Point "A" would be moved into the Navy housing while the Housing Authority units are rehabilitated. To carry this idea further, the Navy housing could be used in a similar fashion repeatedly until every public housing unit in the Hunters Point area is modernized. HUD has modernization money that could be allocated for this purpose. We are convinced the plan is feasible.

The units of Navy housing we examined are in reasonably good condition, but most would require washing or painting and removal of debris. We presume the Navy, as do other Section 23 lessors, would be willing to take care of this. We would also expect the Navy to maintain landscaping. In order to maintain proper security for the Navy Base, it would be necessary to move the existing fence which borders our Hunters Point project to a position downhill from the Navy housing.

These are minor problems that can be worked out with the Navy in any leasing arrangement. Our major problem is to save the public housing at Hunters Point as an asset soon to be owned, free and clear by the people of the City and County.

This letter is to secure your approval and aid in the short-range goal--the leasing of 100 units of Navy housing as a relocation resource--and the long-range goal--the modernization of every unit of public housing in the Hunters Point area.

Respectfully,

Eneas J. Kane
Executive Director"

Secretary then stated, on August 28, 1974, this Authority received a letter from the Mayor in answer to the August 16, 1974, letter which reads as follows:

"August 28, 1974

Mr. Eneas J. Kane
Executive Director
Housing Authority of the
City and County of San Francisco
440 Turk Street
San Francisco, California 94102

Dear Eneas:

I had further discussions today with my staff regarding your August 16 letter on Navy housing in the Hunters Point Shipyard.

In your letter you asked for my assistance in obtaining through a lease one hundred units of Navy housing as a relocation resource for people moved from housing site 17-A and for rehabilitating other Hunters Point public housing units.

As you may know, my office has, after extensive negotiations reached agreement with the Department of Defense, whereby the Navy will retain title to the Hunters Point Naval Shipyard and will lease the facilities directly to private ship construction and repair firms.

At the time that this agreement was reached I made clear to the representatives of the Defense Department San Francisco's position that no additional public housing was desired at Hunters Point. Accordingly, the Navy further agreed to retain title and control of the Shipyard housing until such time as a comprehensive property appraisal of the entire yard has been conducted and prospective commercial tenants have been allowed to develop firm proposals.

I believe, however, that my office could initiate discussions with the Navy regarding temporary use of the housing if an immediate need could be demonstrated and that such use would further the overall planning objectives of the Hunters Point community.

With regard to the overall rehabilitation of public housing at Hunters Point, I do not believe there exists sufficient evidence of planning and financing to justify negotiations at this time with the Navy. However, consistent with the policy agreed upon by Secretary Lynn and myself, I believe the ultimate vacation and demolition of the 191 units in 17-A would demonstrate an immediate need for temporary use of the Shipyard housing.

To that end, and with the endorsement of the Housing Authority, I would support immediate negotiations with the Navy to lease the Shipyard housing as a temporary relocation resource until permanent housing can be made available.

Sincerely,

Joseph L. Alioto
Mayor"

Secretary then read a September 6, 1974, letter the Housing Authority sent to the Mayor:

"September 6, 1974

The Honorable Joseph L. Alioto, Mayor
City and County of San Francisco
City Hall - Room 200
San Francisco, California 94102

Dear Mr. Mayor:

In answer to your letter of August 28, 1974, and particularly with respect to your agreement with Secretary Lynn and the demolition of 191 units at Hunters Point "A", I must respectfully point out that passage of the new Housing and Community Development Act and the issuance of a HUD Directive immediately following on new Federal policy and criteria have, in effect, nullified for the time being any development plans for the Hunters Point area.

We have received the new HUD policy and criteria (Notice HPMC-FHA 74-28 dated August 22, 1974) resulting from the new Act. This

HUD national notice provides specifically that new construction Section 23 Leased Housing, which had not been put under annual contributions contract between a Housing Authority and HUD as of the date of the notice, would be processed.

The notice provides that all new construction Leased Housing will be processed later under Section 8 of the new Act. Final regulations governing HUD policy with respect to the new Section 8 Leasing program are not expected to be published until late this calendar year.

This national HUD notice was addressed to all Local Housing Authorities and, therefore, must be considered by the San Francisco Housing Authority as a national HUD policy that overrides and serves to cancel the July 10, 1974, HUD Area Office offer to reserve 600 units of new Section 23 Leased Housing for Hunters Point.

To show good faith and intent on the part of the Housing Authority with respect to the need for housing as part of Phase II of the Redevelopment Project at Hunters Point, we have requested the HUD Area Office by letter of August 28, 1974, to continue to hold the new construction Section 23 Leased Housing reservation until such time as all the program resources are studied and made available to the HUD Area Office.

The Housing Authority feels very strongly that the provisions of the newly enacted Housing Community Development law will provide much better program resources to serve the housing needs at Hunters Point than the previously intended Section 23 Leased Housing program coupled with demolition of 191 public housing units.

HUD action halting new Section 23 construction brings us once again to examination, from a fiscal point of view, of Hunters Point "A" and the proposed demolition of 191 units there. From our analysis the following facts stand out in bold relief:

1. The Federal Government has already paid off bonds covering project indebtedness to the point where only $975,246 (or $5,105 per dwelling unit) remains with respect ot the 191 units being considered for demolition. Based on estimated current value of the 191 units of $3,438,000 less the remaining bonded debt, the Housing Authority in behalf of the City and County of San Francisco currently has established an equity in the 191 units of $12,895 per unit or $2,462,945 for all 191 units. This equity would be lost to the Authority and the City if the units were to be demolished.

2. If the 191 units were rehabilitated and modernized with new HUD funding soon to be available, the value of the project would immediately increase to $5,348,000 and the Housing Authority equity would increase to $22,895 per unit or $4,372,945 for the 191 units.

3. If the 191 units are rehabilitated and modernized with HUD funds and operated for another 16 years HUD will have paid all the remaining debt service and the Housing Authority would own a capital asset free and clear of debt for continued use as a housing resource. At the end of the 16 year period this capital asset would be worth an estimated $7,640,000. This would be

lost if the plan to demolish is followed since the housing of the same number of families in any leasing program for the same period would not only result in substantially higher outlays in cost in the form of rental payments to private owners of leased property but would end with all capital assets in the hands of private investors and no resource or equity remaining for the City and County.

A final point, but one which, in my opinion is of prime importance, is the fact that the residents of public housing in Hunters Point have voiced strong feelings that they wish to remain in Hunters Point and would much prefer the present public housing, if modernized, than being relocated elsewhere in the City.

In view of the strong desire on the part of the tenants to remain in Hunters Point and in view of the large cost benefits that would accrue through modernization of all public housing units in the area we feel the proposed demolition of 191 units and the relocation of families to other public housing is not the best solution to the problem. The new resources available to HUD under the recently signed Housing and Community Development Act has bolstered our opposition to demolition.

Examination of the points outlined above will, I believe, show a need for the leasing of the 100 units of Navy housing as a relocation resource that could be used over and over again until all public housing at Hunters Point has been modernized. As for financing, we have leased unit allocations available under the old Section 23 program to cover leasing such Navy housing and could proceed immediately.

Please excuse the length and detail of this letter but we felt it was necessary to document the Authority's planning for your information.

Very truly yours,

Eneas J. Kane
Executive Director"

Secretary stated the Mayor has stated that not enough investigation has gone into the planning and financing stages. Secretary went on to say that about one year ago, the Housing Authority was asked by HUD to prepare a modernization and rehabilitation plan for the Hill. This plan was approved by everyone in HUD until it reached Mr. James H. Price, HUD Area Director. Mr. Price made a site inspection and said he could not consider dealing only with 191 units..."I must deal with the entire Hill." He, therefore, cancelled that which his own organization had asked the Housing Authority to prepare. Secretary submitted that the SFHA has a plan for the entire Hill, and if the 191 units are demolished the remainder of the Hill would be in the same condition that the 191 units are presently. Secretary stated, "If we could use our plan, we would be able to take care of the entire 980 units." It is also interesting to note that this Authority was not represented at the meeting at which the agreement was made between the Mayor and Secretary Lynn. No member of this Commission nor staff was present on this occasion; and above all, the tenants were not asked if they wanted to move. "There appears to be a campaign going on and people are telling me...'you are going to lose this battle'." The President of the Board of Supervisors, Mrs. Dianne Feinstein, informed Secretary that she has been contacted by people on the Hill, the Redevelopment Agency and Mrs. Elouise Westbrook urging the Board to go forward with the demolition of the 191 units. Mrs. Feinstein was sent a copy of the September 6, 1974, letter addressed to the Mayor.

In summary, Secretary stated, that is the current status of the Hunters Point "A" situation. The key is that HUD has cancelled all negotiations regarding the new Act until implementation of the Act. Commissioner Byrnes asked, if waiting for clarification of the Act is

primarily to decide the amount of money that will be available or the policy itself. Secretary answered, "If you note what is happening within the Department, you will find without question that all the action is in the field of Community Development, and they are doing what the previous Administration tried, and that is to hope that public housing will disappear." Commissioner Boswell stated our policy has not changed one iota despite all the flurry of letters; and secondly, I think the SFHA should begin some "cultivation" on the Hill to somewhat offset propaganda techniques. Secretary said "it is being cultivated and nurtured daily."

9. NEW BUSINESS:

TRAVEL: Following Resolution introduced by Commissioner Wallace.

RESOLUTION 1940

* * * * * * * * *

AUTHORIZING TRAVEL OF PUBLIC HOUSING TENANTS REPRESENTATIVES TO ATTEND THE 35TH NATIONAL CONFERENCE OF NAHRO IN BOSTON, MASSACHUSETTS, SEPTEMBER 29 THROUGH OCTOBER 2, 1974

* *

RESOLUTION NO. 1940

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVES TO ATTEND THE 35TH NATIONAL CONFERENCE OF NAHRO IN BOSTON, MASSACHUSETTS SEPTEMBER 29 THROUGH OCTOBER 2, 1974

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold their 35th National Conference at the Sheraton-Boston, Hotel in Boston, Massachusetts, on September 29 through October 2, 1974; and

WHEREAS, the San Francisco Public Housing Tenants Association deems that the attendance of certain of its members at the aforementioned Conference is essential to its operation; and

WHEREAS, HUD Regulation HM 7475.9, dated February 10, 1972, permits tenant council expenditures from funds contributed by a Local Authority which expenditures are included in the Authority Budget; and

WHEREAS, such tenant council expenditures may be incurred for the promotion of serviceability, efficiency, economy and stability in the operation of the projects;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That this Authority agrees to fund the travel expenses of certain members of PHTA to the aforementioned Conference in Boston, Massachusetts; and

II. That travel time and expenses be allowed within the prescribed HUD travel regulations; and

III. That such authorization by this Commission is with the assurance by PHTA that all related expenses are for the purpose of promoting serviceability, efficiency, economy and stability in the promotion of the project as delineated by HUD in Regulation HM 7475.9; and assurance

IV. That the authorized travel, together with other PHTA incurred expenses do not exceed the maximum of $3.00 per unit per year permitted under current HUD limitations.

Commissioner Boswell stated he was confused at this point in lieu of discussions made in which the Housing Authority has allocated funds to PHTA. He then asked, does the Commission have to approve PHTA travel when they are in control of their own budget? Secretary said, in answer, that this Commission does have to approve PHTA's travel.

Commissioner Wallace moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

REQUEST FOR SPACE: Secretary stated the Housing Authority has received a request for use of space at 1095 Connecticut Street (Community Room) from the San Francisco General Hospital. He then read the following memorandum submitted to the Commission:

> "The San Francisco General Hospital is planning to construct an out-patient clinic on the North-West corner of Connecticut and Wisconsin Streets.
>
> Dr. Mary A. Murphy, Medical Director, Potrero Hill Health Center, has requested temporary use of the Community Room at 1095 Connecticut Street, located in the Management Office at Potrero Hill. This facility will be used as a Health Information Center.
>
> This Center will be operated five days a week, eight hours each day; it will be centrally located to our public housing tenants in the Potrero Hill development and will aid in educating our tenants as to the availability of health services and serve as a focal point for transporting patients to and from San Francisco General Hospital.
>
> The proposal submitted by the Potrero Hill Health Center has received approval from the Potrero Hill Citizens Improvement Association, the tenant organization in this development.
>
> Recommendation: That permission be granted for use of space as a Health Information Center only."

Secretary requested the Commission's approval for granting this request for use of space. Commissioner Boswell stated,"since we are dealing with another City Agency, I presume they have a budget as we do. Therefore, I would suggest establishing whether or not they are able to pay for the use of space and that permission be granted only on the basis of payment." Secretary assured the Commission that use of the facilities at 1095 Connecticut Street will only be granted on the basis of payment; and if it is established that the San Francisco General Hospital cannot make payment, the matter will be returned to the Commission.

Commissioner Ergina asked whether or not SFHA has a lease agreement with the requesting Agency. Commissioner Wallace introduced Mrs. Dolores Perkins, Vice President of PHTA who stated the requested space would be used only on a temporary basis. The space which consists of one room would be furnished by the General Hospital utilizing their own equipment and supplies. Mrs. Perkins stated dubious assurance that the Agency might have their own budget; however, before any agreement is made this matter will be looked into further.

Commissioner Wallace said when PHTA talked with Dr. Murphy concerning this matter, it was stated that the General Hospital wanted to use some of the units within the Annex. I then explained to Dr. Murphy that if they had a budget, and permission was granted on that basis for the use of space, their Agency would be responsible for any and all required renovations. Dr. Murphy said they did have money available.

Commissioner Wallace moved that the request for space at 1095 Connecticut Street be adopted pending negotiations for the arrangement for payment. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

PLANNING AND MODERNIZATION: The following Resolution was introduced by Commissioner Ergina:

RESOLUTION 1941
* * * * * * * * *

APPROVING THE PURCHASE OF FINISH HARDWARE FOR THE MODERNIZATION OF PROJECTS CAL 1-5, 1-8, 1-9, 1-10, 1-11, 1-17(B), 1-18(4) AND 1-18(7)
* *

RESOLUTION NO. 1941

* * * * * * * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF FINISH HARDWARE FOR THE MODERNIZATION OF PROJECTS CAL 1-5, CAL 1-8, CAL 1-9, CAL 1-10, CAL 1-11, CAL 1-17(B), CAL 1-18(4), AND CAL 1-18(7).

* *

WHEREAS, on August 2, 1974 and August 5, 1974, the Housing Authority of the City and County of San Francisco advertised for bids for the furnishing of Finish Hardware for the Modernization of Projects: Bernal Dwellings, CAL 1-5; Westside Courts, CAL 1-8; Harbor Slope, CAL 1-9; Potrero Annex, CAL 1-10; North Beach, CAL 1-11; Hunters Point B, CAL 1-17(B); Alice Griffith, CAL 1-18(4); and Hayes Valley, CAL 1-18(7); and

WHEREAS, on August 20, 1974, the following listed bids were received, publicly opened in accordance with prior advertisement, and read aloud;

NAME OF BIDDER	AMOUNT OF BID
E. M. Hundley Hardware Co.	$60,057.14
Portola Hardware Co.	63,000.59
A. W. Pike Co.	63,285.77
Calif. Builders Hardware Co.	65,076.00
G. D. Builders Hardware Co.	65,578.18
F. G. Norman & Sons	65,749.04
Baker-Hamilton Hardware	69,259.30

WHEREAS, after review of the latest Modernization Budgets for the projects involved, it has been determined that the low bid received for the Finish Hardware is within the approved budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the furnishing of the Finish Hardware for CAL 1-5, CAL 1-8, CAL 1-9, CAL 1-10, CAL 1-11, CAL 1-17(B), CAL 1-18(4) and CAL 1-18(7), be awarded to the E. M. Hundley Hardware Co.

II. This notice shall not constitute notice to the Supplier of the award of the Contract for Finish Hardware and no award shall be effective until the Supplier is given written notice thereof.

III. Upon receipt of the HUD approval and in accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Purchase Contract with E. M. Hundley Hardware Co. on behalf of this Authority.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

RESEARCH AND DEMONSTRATION: The following Resolution was introduced by Commissioner Byrnes:

RESOLUTION 1942
* * * * * * * * *

REJECTING THE BID FOR SOLID CORE WOOD DOORS FOR THE MODERNIZATION OF PROJECTS CAL 1-5, 1-8 and 1-11
* *

RESOLUTION NO. 1942

* * * * * * * * * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR SOLID CORE WOOD DOORS FOR THE MODERNIZATION OF PROJECTS CAL 1-5, CAL 1-8 AND CAL 1-11.

* * * * * * * * * * * * * * * * \

Commissioner Byrnes moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

TRAVEL: The following Resolution was introduced by Commissioner Wallace:

RESOLUTION 1943
* * * * * * * * *

AUTHORIZING TRAVEL TO ATTEND THE REGIONAL HOUSING MANAGEMENT TRAINING PROJECT COURSE ON "RESIDENT SELECTION AND MANAGEMENT TENANT RELATIONS IN HOUSING MANAGEMENT" AT SAN JOSE CITY COLLEGE, SAN JOSE, CALIFORNIA, SEPTEMBER 13-14 AND SEPTEMBER 20-21, 1974
* *

RESOLUTION NO. 1943

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND
THE REGIONAL HOUSING MANAGEMENT TRAINING PROJECT COURSE ON
"RESIDENT SELECTION AND MANAGEMENT-TENANT RELATIONS IN HOUSING
MANAGEMENT" AT SAN JOSE CITY COLLEGE, SAN JOSE, CALIFORNIA
SEPTEMBER 13-14, 1974 AND SEPTEMBER 20-21, 1974

* *

WHEREAS, the Regional Housing Management Training Project will hold a training course on "Resident Selection and Management-Tenant Relations in Housing Management" at San Jose City College in San Jose, California, on September 13-14 and September 20-21, 1974; and

WHEREAS, this Authority deems that the attendance of such Commissioners and staff as the Commission and Executive Director may indicate at the Regional Housing Management Training Project, is essential to the conduct of its low-rent operation, and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and staff as the Commission and Executive Director may indicate be authorized to travel to San Jose, California, September 13-14 and September 20-21, 1974, for the purpose of attending the aforementioned training course.

II. That expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Wallace moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting be adjourned at 10:45 A.M.

_____
Chairman

ATTEST:

_____
Secretary

9/74

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

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Minutes

Regular Meeting Held:
Thursday, October 10, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City of San Francisco at 10:00 A.M., Thursday, October 10, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

The Deputy Executive Director, Walter L. Scott, II, read the visitors cards as follows:

John E. Rogers, Housing Coordinator, DSS
Gertrude Williams, PHTA
Donald Canter, S.F. Examiner
Morris Phillips, S.F. Redevelopment Agency
Anna Marie Noble, S.F. State University
Ethel McCarrell, Hunters View-PHTA
Ed Montoya, Bernal Dwelling
Evelyn Darnes, Alice Griffith
Richardo Gomez, 2116 16th Street
Sarah Williams, Alice Griffith
Nofoaluma Tuiasosopo, Sunnydale Residents Assn.
Susana Peneueta, Sunnydale Residents Assn.

3. APPPOVAL OF AGENDA:

Commissioner Walter moved that the Agenda be amended to include "Travel Policy" under "Unfinished Business", and with this additional item, the Agenda as prepared to be Agenda of the day. Commissioner Boswell seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace requested that two statements made in the Minutes of September 12, 1974, be amended as follows:

(1) Page 1, paragraph 2, sentence No. 7:

"Norman Watson, former HUD Assistant Secretary, spoke in part on grievance procedures and the 25% requirement of the Brooke Amendment."

AMENDED SENTENCE:

"Norman Watson, former HUD Assistant Secretary, spoke on the Brooke Amendment."

(2) Page 1, paragraph 2, sentence No. 11:

"Commissioner Wallace then referred to a tenant from Rhode Island...."

AMENDED SENTENCE:

"Commissioner Wallace then referred to a tenant from Atlanta, Georgia...."

With the amended changes, Commissioner Wallace moved that the Minutes of the Regular Commission Meeting of September 12, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

HOUSING AND COMMUNITY DEVELOPMENT ACT-BRIEFING SESSION WITH SECRETARY JAMES T. LYNN, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT--OCTOBER 23, 1974: Secretary stated the San Francisco Housing Authority had received a memorandum from Mr. Robert H. Baida, Regional Administrator, Department of Housing and Urban Development, which reads as follows:

"On Wednesday, October 23, 1974, Secretary James T. Lynn and senior officials of the Department of Housing and Urban Development will be in San Francisco to present an in-depth briefing on the new Housing and Community Development Act of 1974. I invite your attention to the enclosed message from the Secretary. On behalf of Secretary Lynn, I extend to you a cordial invitation to join us on that occasion.

Further details, including place and time, are given on the enclosed information sheet.

I do indeed hope you will be able to attend this informative session. Please let us know if you will be attending by using the enclosed RSVP card.

Sincerely,

Robert H. Baida (Signed)

Secretary then stated that copies have been sent to the Commission and the Public Housing Tenants Association. Also, a schedule of the briefing is as follows:

Date:	*October 23, 1974*
Time:	*1:30 p.m. to 5:00 p.m.*
Place:	*Veterans Auditorium, War Memorial Building* *Van Ness and McAllister Streets* *San Francisco, California*
Briefers:	*From the Department of Housing and Urban Development* *James T. Lynn, Secretary* *James L. Mitchell, Under Secretary* *David O. Meeker, Assistant Secretary for Community Planning and Development* *Sheldon B. Lubar, Assistant Secretary for Housing Production and Mortgage Credit--FHA Commissioner* *H.R. Crawford, Assistant Secretary for Housing Management* *Gloria E.A. Toote, Assistant Secretary for Equal Opportunity*

Secretary added that there will be a final briefing in addition to the general briefing which will consist of technical sessions conducted by HUD and the National Association of Housing and Redevelopment Officials (NAHRO) for those individuals involved in preparing applications. These sessions will be held on October 23 from 7:00 pm to 9:00 pm at the Holiday Inn-Golden Gate located at Van Ness and Pine Streets in San Francisco and continued on October 24 from 9:00 am to 5:00 pm. These will be question and answer sessions. In closing, Secretary suggested that the general briefing session should be attended by any and all Commissioners and Staff.

6. REPORT OF SECRETARY:

REPORTS ON THE 35TH NATIONAL CONFERENCE OF NAHRO HELD IN BOSTON, MASSACHUSETTS: Secretary stated that HUD Secretary James T. Lynn participated at the Conference along with Assistant Secretaries Crawford (Management), and Lubar (Production) and other HUD staff. Most of the questions posed to Secretary Lynn at the Conference were in turn referred to one of his two Assistant Secretaries; and at this point, neither of them was certain as to the implementation of the new Housing and Community Development Act of 1974. On several occasions, Secretary Lynn did not know which of the two Assistant Secretaries had any jurisdiction over the items in question or if they had had a chance to become acquainted with any of the issues.

In summarizing the Boston meeting, Secretary reported HUD representatives present indicated they are having difficulty restructuring the present leasing program to conform to the 1974 Housing Act, and will have to totally rewrite regulations and handbooks for the new Section 8 leasing program. This was cited as the reason for delay in publishing the proposed guidelines, originally scheduled to be distributed by September 1, 1974. The rules, concerning new construction as well as rehabilitation of units, when rewritten, will be published in the Federal Register. Interested parties then have 30 days in which to comment on them before HUD drafts final regulations. Secretary added that funds may be allocated to HUD Area Offices before the final regulations are adopted so that municipalities and agencies will have fiscal parameters upon which to base their Housing Assistance Plans and Community Development Programs.

Secretary stated he felt that the new Act in itself is an "accommodation", and that Congress had sought to please the various interests of both the House and Senate. The result is the difficulty the Administration is having in preparing guidelines and regulations for the new Act. Secretary stated that Secretary Lynn had indicated at the Conference that the Administration was now processing requests for subsidies provided for in the Section 8 portion of the Bill. However, Secretary said, these requests are merely the ones which have been "hanging fire" for over two years. Secretary Lynn had further indicated that he is "going to fulfill the Congressional intent". Secretary then said "I am convinced that the Administration is going to endeavor to use Section 8 Leased Housing Program to put us in competition with private enterprise. We are going to have to fight for whatever we get."

Mr. Walter L. Scott, II, Deputy Executive Director, referenced two Section 23 private developers who had attended the Boston Conference and who had stated that they would not be able to implement the Section 8 program under the present guidelines in their sections of the Country, and further, that they intended to inform Secretary Lynn of that fact.

Commissioner Stephen Walter, in commenting on the NAHRO Conference stated that NAHRO should conduct history-oriented seminars for Commissioners. Such seminars would present for study the theory and legal implications of the entire public housing spectrum from the day of the initial Act in 1937 to the present. In his opinion, Commissioner Walter said that much of the information available was not detailed enough to present a proper perspective to the Commissioners. It was suggested that perhaps the Pacific Southwest Regional Council could investigate such a training program.

SUMMER RECREATION SUPPORT PROGRAM: Secretary stated that the San Francisco Housing Authority received support from the Mayor's office to administer a Summer Recreation Support Program earmarked for family projects to coordinate activities with community agencies. It was also a benefit to the Housing Authority to work with community and City organizations in order that we minimize our costs while also allowing our residents to receive the maximum amount of outings, on-site activities and programs. The support from the Mayor's office provided the Housing Authority with transportation for children to and from various events within the City limits. Tenant leaders worked with the staff of the Family Tenant Services Department on the planning and activities for the projects. There was an increased amount of adult participation this year due to the National Park Services suggestion that chaperones accompany each group of youngsters on scheduled trips. These adults were all residents of the projects and were paid a minimum fee for this service. In ending, Secretary stated that a memorandum dated October 4, 1974, had been sent to the Commission explaining in detail the success and worthwhile accomplishments of the Summer Recreation Support Program.

7. REPORT OF COUNSEL:

DEBORAH MANNING VS. SAN FRANCISCO HOUSING AUTHORITY: Counsel John E. Sullivan stated the Court had affirmed its previous decision in favor of the Housing Authority in the matter of Manning vs. S.F. Housing Authority, and had denied the plaintiff's motion to alter or amend the proposed judgment. There is, on file, a copy of the opinion as well as a copy of the judgment. The decision of the Court has the affect of concluding any proceedings as to this matter at the trial court level. Knowledge of an appeal to this decision has not been determined as yet; however, the Commission will be kept abreast of any forthcoming deliberations.

8. UNFINISHED BUSINESS:

HUNTERS POINT "A": Secretary stated that at a meeting among representatives of the Housing Authority, HUD and the Redevelopment Agency, the Mayor, in view of HUD's persistence in maintaining its position regarding Site 5, had requested that the Housing Authority remove Resolution No. 1909 from the table for enactment. Commissioner Boswell stated that none of the concerns of the Housing Authority had thus far been addressed by either the Redevelopment Agency, the Mayor's Office or HUD, and that our position had not changed. Commissioner Wallace moved the matter remain tabled until the next Commission Meeting in light of a meeting among representatives of PHTA, Hunters Point "A" Tenants, Commissioners and the Mayor scheduled for this date. Commissioner Byrnes seconded the motion and upon roll call the "AYES" and "NAYS" were:

AYES:	*George Evankovich*	*NAYS:*	*None*
	Joan M. Byrnes		
	Stephen Walter		
	Rev. Hamilton T. Boswell		
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

PERSONNEL COMMITTEE: Commissioner Boswell recalled that sometime ago a decision had been made that the Commission, sitting as a Personnel Committee, would meet at ninety-day intervals to discuss personnel and maintenance matters and that these meetings had not taken place. Staff was instructed to arrange such a meeting in the near future.

TRAVEL POLICY: Commissioner Walter stated that the Ad-Hoc Travel Committee, Commissioners Walter and Boswell, had met and prepared a rough draft of a proposed Travel Policy. The Secretary was instructed to forward that proposal to all Commissioners for their review and comment in order to act upon the Policy at the next Commission Meeting.

9. NEW BUSINESS:

TRAVEL: The following Resolution was introduced by Commissioner Ergina:

RESOLUTION 1944

* * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATTEND THE NATIONAL LEAGUE OF CITIES POLICY LEADERS SEMINAR HELD IN PHOENIX, ARIZONA SEPTEMBER 23-25, 1974

* *

RESOLUTION NO. 1944

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATTEND THE NATIONAL LEAGUE OF CITIES POLICY LEADERS SEMINAR HELD IN PHOENIX, ARIZONA SEPTEMBER 23 - 25, 1974

WHEREAS, the National League of Cities Policy Leaders held a seminar on Community Development in Phoenix, Arizona, September 23-25, 1974; and

WHEREAS, this Authority deemed that the attendance of such Commissioners and Staff as the Commission and Executive Director indicated at the Seminar was essential to the conduct of its low-rent operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the travel of such Commissioners and Staff as the Commission and Executive Director indicated to attend the National Leage of Cities Policy Leaders Seminar on Community Development in Phoenix, Arizona, September 23-25, 1974, is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification shall become effective immediately.

APPROVED AS TO FORM:

John E. Sullivan, Counsel
San Francisco Housing Authority

Dated: October 10, 1974

Secretary stated, prior to the last Commission Meeting, Commissioner Wallace and Mr. Kenneth Cavanaugh, Controller attended the National League of Cities Policy Leaders Seminar. This Resolution is being presented for ratification per the agreement reached at that meeting. Commissioner Wallace commented on the overwhelming turnout and resourceful information which was digested at the seminar.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Boswell seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	*George Evankovich*	*NAYS:*	*None*
	Joan M. Byrnes		
	Stephen Walter		
	Rev. Hamilton T. Boswell		
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

PLANNING AND MODERNIZATION: The following Resolution was introduced by Commissioner Byrnes:

RESOLUTION 1945

* * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF SOLID CORE WOOD DOORS FOR THE MODERNIZATION OF PROJECTS CAL 1-5, CAL 1-8 AND CAL 1-11

* *

RESOLUTION NO. 1945

* * * * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF SOLID CORE WOOD DOORS FOR THE MODERNIZATION OF PROJECTS CAL 1-5, CAL 1-8 AND CAL 1-11.

* *

WHEREAS, on August 2, 1974 and August 5, 1974, the Housing Authority of the City and County of San Francisco advertised for bids for the furnishing of Solid Core Wood Doors for the Modernization of Projects: Bernal Dwellings, CAL 1-5; Westside Courts, CAL 1-8 and North Beach, CAL 1-11; and

WHEREAS, on August 20, 1974, no bids were received; and

WHEREAS, on August 23, 1974, the Housing Authority of the City and County of San Francisco, again advertised for bids; and

WHEREAS, on August 29, 1974, one bid of $22,402.71 was received from the J. di Cristina and Son Company; and

WHEREAS, on September 12, 1974, the Commission of the Housing Authority of the City and County of San Francisco rejected the bid as being over budget; and

WHEREAS, on September 18, 1974, the Housing Authority of the City and County of San Francisco, again advertised for bids; and

WHEREAS, on October 1, 1974, the following listed bids were received, publicly open in accordance with prior advertisement, and read aloud;

NAME OF BIDDER	AMOUNT OF BID	TIME OF DELIVERY
J. di Cristina and Son	$21,329.56	45 days
U. S. Plywood Corporation	$19,059.15	90 to 140 days

WHEREAS, after review of the latest Modernization Budgets for the projects involved, it has been determined that the low bid received for the Solid Core Wood Doors is within the approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the furnishing of Solid Core Wood Doors for CAL 1-5, CAL 1-8 and CAL 1-11, be awarded to the U. S. Plywood Corporation.

II. This notice shall not constitute notice to the Supplier of the award of the Contract for Finish Hardware and no award shall be effective until the Supplier is given written notice thereof.

III. Upon receipt of the HUD approval and in accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Purchase Contract with U. S. Plywood Corporation on behalf of this Authority.

Approved As to Form:

John E. Sullivan
Counsel

Date: October 10, 1974

Secretary stated that the Housing Authority had been forced to give up some delivery time in order to receive a bid within the alloted budget. Chief of Project Development, John Crowder, stated that the hardware for the doors which was approved previously, would not arrive until near the projected time of delivery of the doors. Since one depends upon the other, it was determined that the delivery time was acceptable.

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman declared said motion carried.

TRAVEL: The following Resolution was introduced by Commissioner Byrnes:

RESOLUTION 1946
* * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND THE 27TH ANNUAL SCIENTIFIC MEETING OF THE GERONTOLOGICAL SOCIETY AT PORTLAND, OREGON, OCTOBER 28 THRU NOVEMBER 1, 1974
* *

RESOLUTION NO. 1946

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND
THE 27TH ANNUAL SCIENTIFIC MEETING OF THE
GERONTOLOGICAL SOCIETY AT PORTLAND, OREGON
OCTOBER 28 THRU NOVEMBER 1, 1974

* *

WHEREAS, the 27th Annual Meeting of the Gerontological Society is to be held at Portland, Oregon, October 28 thru November 1, 1974; and

WHEREAS, this Authority deems that the attendance at this 27th Annual Meeting of the Gerontological Society in Portland, Oregan, of the Director of Senior Citizens Social Services, Miss Effie Robinson, is essential to the conduct of the San Francisco Housing Authority's low-rent public housing operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Director of Senior Citizens Social Services be authorized to travel to Portland, Oregon, on October 28 thru November 1, 1974, for the purpose of attending the 27th Annual Meeting of the Gerontological Society.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:

John E. Sullivan, Counsel
San Francisco Housing Authority

Date: October 16, 1974

Commissioner Byrnes moved that the foregoing Resolution be adopted. Commissioner Boswell seconded, and upon roll call the "AYES" and "NAYS" were:

AYES: *George Evankovich*
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: *None*

Chairman declared said motion carried.

10. *ADJOURNMENT:*

Chairman declared the meeting be adjourned at 10:45 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, October 24, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, October 24, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Mr. Stephen Walter, Commissioner-Entered at 10:20

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
Members of Staff

John E. Sullivan, Counsel - Excused

2. VISITORS:

The Deputy Executive Director, Walter L. Scott, II, read the visitors cards as follows:

Gertrude E. Williams, PHTA
Ethel McCarrell, Hunters View-PHTA
Lillian Robinson, Hunters Point "A"
Mrs. Brown, Hunters Point "A"
Lois Errin, Hunters Point "A"
John E. Rogers, Housing Coordinator, DSS
Sarah Kindle, Hunters Point "A"
Evelyn Darnes, Alice Griffith
Sarah Williams, Alice Griffith
Anna Marie Noble, San Francisco State University
Dorothy Mae Wells, Hunters Point "A"
Lena M. Puajao, PHTA

3. APPROVAL OF AGENDA:

Commissioner Boswell noted the Travel Policy was not included in the agenda of the day. Secretary replied that a copy of the Travel Policy was given to each of the Commissioners at the last meeting, at which time it was requested that they review and submit their response. As yet, no responses have been received from the Commissioners. Commissioner Boswell suggested that the Travel Policy be included on the agenda of the next Commission Meeting.

Commissioner Byrnes moved that the Agenda as prepared be the agenda of the day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell stated that at the last Commission Meeting Staff was instructed to arrange a meeting of the Personnel Committee which meeting had not yet taken place. Secretary stated as soon as an agreement has been reached among the Commissioners as to the convenience of a time, the meeting will be held. Commissioner Boswell suggested attempts be made to settle this matter by the first Commission Meeting in November.

Commissioner Ergina moved that the Minutes of the Regular Commission Meeting of October 10, 1974, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

THE SAN FRANCISCO FOUNDATION: Secretary stated the San Francisco Housing Authority had received a letter from Mr. Rudy Glover, Assistant Director of the San Francisco Foundation which read as follows:

"October 9, 1974

Eneas J. Kane
Executive Director
San Francisco Housing Authority
440 Turk Street
SF 94102

Dear Mr. Kane:

I am pleased to inform you that the Distribution Committee of the San Francisco Foundation made a grant in the amount of $30,109 for a one-year project to the Recreation Center For The Handicapped, Inc. As you know, this grant was made to enable the Recreation Center to develop a social and recreational program for the elderly residing in Housing Authority complexes in San Francisco.

I should also indicate to you that Miss Effie Robinson, Director of the Senior Citizens Social Services at your agency, provided valuable help to me with her evaluation of the proposal from the Recreation Center. Miss Robinson was able to review the project in detail and suggested some very appropriate recommendations including liaison staff work between the Center and the San Francisco Housing Authority.

In turn, we are suggesting to the Recreation Center that it include Miss Robinson's recommendations as a part of its implementation of the project.

Again, thank you for your support. We anticipate that this will be a very productive project during the on-coming year.

Sincerely,

Rudy Glover (Signed)

Secretary then stated this is the first time the SFHA has been able to secure such funds. Miss Effie Robinson, Director, Senior Citizens Social Services stated the program is for the elderly in general, but that trips out of the building are designed specifically for the handicapped elderly.

At this point, Secretary received a telephone call from the Mayor and asked for the approval of the Chairman to be excused. The Chairman then stated that Deputy Executive Director, Walter L. Scott, II, would act in the Secretary's stance.

6. *REPORT OF SECRETARY:*

None

7. *REPORT OF COUNSEL:*

None

8. *UNFINISHED BUSINESS:*

HUNTERS POINT "A": *Acting Secretary stated that on October 10, 1974, Chairman Evankovich, Commissioners Wallace and Helpman and representatives of PHTA (Public Housing Tenants Association) specifically representatives of the Hunters Point "A" area met with the Mayor to discuss the situation persisting at Hunters Point "A". Acting Secretary then asked that the Commissioners who attended that meeting give their comments.*

Chairman stated he noted a point of interest made at the meeting, that the Mayor would make every attempt in getting Secretary Lynn to meet with the tenants. Commissioner Wallace expressed her delight in the overall responses made at the meeting and felt enthusiastic in the forthcoming attempts, as expressed by the Mayor to try and resolve the situation at Hunters Point "A". Commissioner Wallace went on to say that the Mayor stated he would speak with Secretary Lynn while he is visiting San Francisco, and also when the Mayor goes to Washington, D.C. Commissioner Wallace also stated she talked with Mr. John Tolan, Deputy for Development in the Mayor's office, to determine whether or not a meeting could be arranged with Secretary Lynn, but was told by Mr. Tolan that Secretary Lynn would be tied up in San Francisco. Commissioner Wallace stated she attended a private reception given by the Mayor in honor of Secretary Lynn at which time the Secretary stated "nothing new had developed." The Secretary had assumed that the problem of municipal services in the Hunters Point "A" area had been solved and Commissioner Wallace informed him this was not the case. The key issue in the talk was that Secretary Lynn would reconsider demolition of the units. Secretary Lynn said he did not receive a copy of the letter of September 6, 1974, that the Housing Authority sent the Mayor which mentioned the agreement between the Mayor and Secretary Lynn regarding demolition of the 191 units at Hunters Point "A". Commissioner Wallace stated "I gave the Secretary a copy of that letter."

Commissioner Boswell stated he was pleased at Commissioner Wallace's optimistic statements in connection with her conversations with Secretary Lynn.

9. *NEW BUSINESS:*

TRAVEL: *The following Resolution was introduced by Commissioner Wallace:*

RESOLUTION 1947

* * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO PHOENIX, ARIZONA, TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' NEW DIRECTIONS IN MEETING COMMUNITY HOUSING NEEDS WORKSHOP NOVEMBER 13-15, 1974

* *

RESOLUTION 1947

* * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO PHOENIX, ARIZONA, TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS' NEW DIRECTIONS IN MEETING COMMUNITY HOUSING NEEDS WORKSHOP NOVEMBER 13-15, 1974

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a Workshop to discuss New Directions in Meeting Community Housing Needs in Phoenix, Arizona, November 13-15, 1974; and

WHEREAS, this Authority deems that the attendance of such Commissioners and staff as the Commission and Executive Director may indicate at the NAHRO Workshop is essential to the conduct of its low-rent operation; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and Staff as the Commission and Executive Director may indicate be authorized to travel to Phoenix, Arizona, November 13-15, 1974, for the purpose of attending the aforementioned workshop.

II. That expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Secretary stated in reference to Commissioner Walter's statement at the last meeting that training sessions specifically for Commissioners had been included in the program and that an entire day would be devoted to Commissioners at this conference.

Commissioner Wallace moved that the foregoing Resolution be adopted. Commissioner Ergina seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	*George Evankovich*	*NAYS:*	*None*
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	*ABSENT:*	*Stephen Walter*
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

TRAVEL: The following Resolution was introduced by Commissioner Ergina:

RESOLUTION 1948
* * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL ANNUAL WORKSHOPS AND EXECUTIVE BOARD MEETING NOVEMBER 16-19, 1974
* *

RESOLUTION 1948

* * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA
TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL
ANNUAL WORKSHOPS AND EXECUTIVE BOARD MEETING
NOVEMBER 16-19, 1974

* *

WHEREAS, the Annual Workshop of the NAHRO Pacific Southwest Regional Council will be held in Los Angeles, California, November 16-19, 1974; and

WHEREAS, the Annual Workshop for Housing Authority Commissioners and Redevelopment Agency Board Members will be held in Los Angeles during the period November 16-19, 1974; and

WHEREAS, the Executive Board of the NAHRO Pacific Southwest Regional Council will meet during the aforementioned period in connection with the Annual Workshops; and

WHEREAS, the Executive Director and Deputy Executive Director are members of the Executive Board of the NAHRO Pacific Southwest Regional Council; and

WHEREAS, this Authority deems that the attendance at the Workshops and Executive Board Meeting of such members of the Commission and Staff as the Commission and Executive Director may indicate at the NAHRO Workshops is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff as authorized, to travel to Los Angeles, California, on November 16-19, 1974, for the purpose of attending the NAHRO Pacific Southwest Regional Council Annual Workshops.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	ABSENT:	Stephen Walter
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting be adjourned at 10:20 A.M.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, November 14, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority at 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, November 14, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Mr. Stephen Walter, Commissioner EXCUSED

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Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
Members of Staff

John E. Sullivan, Counsel

2. VISITORS:

The Deputy Executive Director, Walter L. Scott, II, read the visitors cards as follows:

Kenneth Keith Williams, President
Valencia Gardens Tenant Association
Donald Canter, S.F. Examiner
June Cochran, CORO Foundation
Jannie Starks, President, Yerba Buena Plaza East
Linda Gibson, League of Women Voters
Dolores Perkins, Chairperson CIA, Potrero Terrace
Marilyn Christensen, Representative for
Assemblyman Willie B. Brown, Jr.
Joseph Topacio, Tenant Public Housing
Mandy Brown, Hunters Point
Ethel McCarrell, Hunters View, PHTA
Gertrude Williams, PHTA
Evelyn Darnes, Alice Griffith
Sarah Williams, Alice Griffith

The Deputy Executive Director introduced Mr. Kenneth Williams, President Valencia Gardens Tenant Association who presented a plaque to the San Francisco Housing Authority which read "In sincere appreciation for support of youth activities at Valencia Gardens and Bernal Dwellings, 1974". Mr. Williams, Athletic Director of the Recreation at Valencia Gardens thanked the Commission, the San Francisco Housing Authority and especially Mr. Melville Spriggs, Chief Family Tenant Services for all the help the summer recreation program had been given and expressed his hope that a year-round program could be set-up for all projects.

3. APPROVAL OF AGENDA:

Commissioner Boswell suggested that the Travel Policy, which was to be presented at this meeting for consideration and discussion, be deleted from the Agenda until the next Commission meeting of November 26, 1974, as a courtesy to Commissioner Walter, who is a member of the Ad Hoc Travel Committee. With this amendment, Commissioner Wallace moved that the Agenda be the agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the Minutes of the Regular Commission Meeting of October 24, 1974, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

HUMAN RIGHTS COMMISSION--INTERNATIONAL HOTEL: Secretary stated the Housing Authority has received a letter from Mr. William L. Becker, Director Human Rights Commission of San Francisco which reads as follows:

"October 8, 1974

Mr. Eneas J. Kane
Executive Director
S.F. Housing Authority
440 Turk Street
San Francisco, California 94102

Dear Eneas:

In its resolution adopted October 3rd, the Human Rights Commission recommends "that the best use of the International Hotel property, from the viewpoint of the City's residental needs, is a continuance of its operation as a low-rent housing and community service resource, and recommends to the owners, tenants, and City agencies concerned that they do everything possible, through long-term arrangements, to resolve current problems, including health and safety repairs, in order to preserve this use."

Please let us know how you can help on this and how we can be of assistance.

Sincerely yours,

William L. Becker (Signed)
Director"

In response to Mr. Becker's letter of recommendation, the Housing Authority sent a letter which read:

"November 4, 1974

Mr. William L. Becker, Director
Human Rights Commission
1095 Market Street
San Francisco, California 94103

Dear Bill:

In answer to your letter of October 8, 1974, and in response to the resolution adopted by the Human Rights Commission, the Housing Authority stands ready to use its expertise and facilities to help residents of the International Hotel as we would in behalf of any low income persons threatened with displacement.

In the case of the International Hotel, however, there is presently no Federal program available under which we could take over, rehabilitate or even lease units in the building.

You may recall this Authority's efforts in 1972, when in cooperation with the United Filipino Association, we attempted to rehabilitate the Roosevelt Hotel as a relocation resource for persons threatened at that time with eviction from the International. We were unable to present any package that was considered financially feasible for the Department of Housing and Urban Development.

Since that time HUD funds for construction have been completely frozen and funding for rehab remains in a limbo. The recently adopted 1974 Housing and Community Development Act has provisions that might be adaptable to the International situation but this will remain in doubt until Congressional intent is translated into new HUD rules and regulations.

Within the above limitations we are ready and eager to cooperate in any endeavor in behalf of the residents of the International Hotel.

Very truly yours,

Eneas J. Kane (Signed)
Executive Director"

Secretary then stated that he had discussed this matter with Commissioner Ergina, and that the situation of the International Hotel was being presented for the information and recommendation of the Commission. Commissioner Boswell stated the Housing Authority wants to be helpful in this matter but must realize the politics involved in this situation. Commissioner Boswell moved the Housing Authority inform the Human Rights Commission that the Housing Authority can only act as a standby agent and cannot intervene officially. Commissioner Ergina seconded the motion. Unanimously carried.

6. REPORT OF SECRETARY:

27TH ANNUAL MEETING OF THE GERONTOLOGICAL SOCIETY: Secretary stated Miss Effie Robinson, Director of Senior Citizen Social Services, attended a conference of the Gerontological Society held in Portland, Oregon, October 28 to November 1, 1974.

Miss Robinson reported the conference was well-disciplined and the numerous research papers which had been prepared specifically for this conference were most informative. A number of new programs had been presented, one of which Miss Robinson hoped could be implemented in the San Francisco Housing Authority wherein architects and planners of senior citizen buildings would meet with the residents and hear their views on helpful design items specifically for seniors. Miss Robinson urged the Commissioners to review the report which had been submitted to them and welcomed any comments the Commission might have. Miss Robinson then thanked the Commission for enabling her to participate in the conference.

7. REPORT OF COUNSEL:

DEBORAH MANNING VS. SAN FRANCISCO HOUSING AUTHORITY: Secretary read Special Counsel Don King's letter of October 25 regarding the case of Manning vs. San Francisco Housing Authority which stated the attorney for the plaintiff, Mr. Peter Bull, in the action had informed him that they did not intend to appeal the judgment entered in favor of the San Francisco Housing Authority in this case; and that under the circumstances, this entire matter could be considered closed.

8. UNFINISHED BUSINESS:

1111 BUCHANAN STREET: Secretary stated "I am pleased to report the contract between the Public Housing Tenants Association and the Park and

Recreation Department has been signed by all parties concerned and is now a legal document." The contract entitles joint use of the Yerba Buena Senior Citizens Center at 1111 Buchanan Street between PHTA and Park and Recreation. Secretary stated renovation plans were being worked out and that PHTA would be able to move in soon.

HUNTERS POINT "A": Secretary stated that no new developments have precipitated in the Hunters Point "A" situation. Secretary then recalled that on October 30, 1974, Commissioner Wallace sent a letter to Mr. James T. Lynn, Secretary, Department of Housing and Urban Development, and at this time, a reply from Mr. Lynn had not been received. Therefore, Secretary stated, "that constitutes the current situation of Hunters Point "A"."

9. NEW BUSINESS:

OPERATING BUDGET: The following Resolution was introduced by Commissioner Boswell:

RESOLUTION APPROVING OPERATING BUDGETS FOR THE PERIOD 10/1/74 TO 9/30/75 COVERING LOW RENT PROJECTS UNDER CONTRACT NO. SF-255 AND LEASED HOUSING UNITS CONTRACT NO. SF-268

* *

Secretary stated the Commissioners had asked to table this Resolution until the Personnel Committee, which is scheduled to meet on November 26, had an opportunity to review and discuss this matter. Commissioner Boswell moved that the Resolution approving operating budgets for the said periods be tabled, and that it appear on the agenda for the Commission Meeting following the Personnel Committee Meeting. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Rev. Hamilton T. Boswell	EXCUSED:	Stephen Walter
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

10. ADJOURNMENT:

Secretary stated since the next regularly scheduled Commission Meeting would fall on November 28, Thanksgiving Day, the meeting will have to be postponed. Commissioner Boswell suggested holding the Commission Meeting on the day the Personnel Committee is scheduled to meet which is November 26. The Personnel Committee will meet at 10:30 A.M. and the Regular Commission Meeting will begin at 11:30 A.M. Chairman asked the concurrence of the Commission to Commissioner Boswell's suggestion, and it was unanimously agreed upon.

Chairman then declared the meeting be adjourned at 10:20 A.M. until November 26, 1974.

_____
Chairman

ATTEST:

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Special Meeting Held:
Tuesday, November 26, 1974

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Special session at the office of the Authority at 440 Turk Street in the City of San Francisco at 11:30 A.M., Tuesday, November 26, 1974.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found following members to be:

PRESENT: Mr. George Evankovich, Chairman
Mrs. Joan M. Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin L. Helpman, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Secretary-Executive Director
Members of Staff

John E. Sullivan, Counsel

2. VISITORS:

Chairman stated due to limited time, the visitors cards would not be read, but would be listed in the Minutes:

Feum Hosea, Samoa for Samoans Assn.
Nofoaluma Tuiasosopo, Sunnydale
Solonaina Hosea, Samoa for Samoans Assn.
John E. Rogers, DSS, Housing Coordinator
Donald Cantor, S.F. Examiner
Gertrude Williams, PHTA
Mandy Brown, Hunters Point "A"
Ethel McCarrell, Hunters View, PHTA
June Cochran, CORO Foundation
Janie Starks, President, Yerba Buena Plaza East
Marilyn Christensen, Assemblyman Willie Brown, Jr.
Linda Gibson, League of Women Voters

3. APPROVAL OF AGENDA:

Commissioner Walter moved that the Agenda be the agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell moved that the Minutes of the Regular Commission Meeting of November 14, 1974, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

YERBA BUENA PLAZA EAST TENANTS ASSOCIATION--REQUEST TO DEDICATE MULTI-PURPOSE CENTER IN MEMORY OF MRS. ALVIS PARKER: Secretary stated the Commission received a letter from the Yerba Buena Plaza East Tenants Association which read as follows:

"November 13, 1974

Commissioner George Evankovich, Chairman
440 Turk Street
San Francisco, California 94102

Dear Commissioner:

In light of the pending completion of the Multi-Purpose Center, Courtyard Redesign at Yerba Buena Plaza East under the HUD funded Innovative Modernization/Research and Demonstration Program, the Tenants Association would like to have formal dedication ceremonies. Attached for your approval and information is a draft of the invitation and program to be mailed.

On behalf of the Yerba Buena Plaza East Tenants Association, I request the Commission's concurrence that we dedicate this building as a memorial to Ms. Alvis Parker, long-time Plaza East resident. Ms. Parker was both a member of the original committee that selected the consultants for this experimental program, and a tenant member of the Coordinating Planning Council overseeing the long term planning. As a para-professional for the San Francisco School system, a volunteer community worker, and mother of eight children, she never ceased to find the time and energy to further this program and others for children at Plaza East.

She had a dream that was not realized during her lifetime, yet, she always had hope and faith for the completion of the innovations under the R & D program. We, thus, feel that this small tribute in her honor would let the community and her family know how much this energetic woman did for all of us, and the San Francisco Housing Authority. She was an inspiration to all of us who knew her.

We would appreciate any suggestions and concurrence with our plans at your earliest convenience as the building will be completed the last week of November and plans have to be firmed up on a timely basis, in order to hold the dedication on December 15, 1974 at 2:00 p.m.

Sincerely,

Janie Starks, President
Yerba Buena Plaza East
Tenants Association"

Secretary then introduced Mrs. Starks to speak in behalf of the tenants at Yerba Buena Plaza. Mrs. Starks expressed the pride and thanks of the tenants to the Commission for its efforts in the Multi-Purpose Center at Yerba Buena Plaza East. She also stated that there have been productive changes made at the Plaza, but two problems remain unsolved--decorative blocks and exterior painting. On November 10, the tenants held a meeting concerning proposed changes in the proposal for the Multi-Purpose Center.

Staff suggested the use of concrete screen blocks. The final result was that no decorative blocks were used. Mrs. Starks further stated that tenants were shown a particular block which they did not receive, and that tenants were not told of the change. In talking

with Mr. Evert Heynneman, Chief of Planning and Modernization, Mrs. Starks said, she received no satisfaction. In regards to exterior painting, tenants requested that the buildings be painted, at which time they were given a cost estimate of $27,000. No painting has been done as yet. Mr. Heynneman stated the matter of the concrete blocks was discussed with Mrs. Starks, but no commitment was made that a decorative screen would be installed. The Architect was instructed to investigate the matter, at which time a determination was made to use the blocks as shown in the project at that time. It was very clear that the Architects had revised the decision to use decorative blocks. Staff made a suggestion that the screen blocks would be nice, Mr. Heynneman continued, and when the drawings came back they were reviewed with tenants. The concrete blocks were overlooked until they were installed.

Secretary summarized the three items posed by Mrs. Starks: (1) The dedication of the Multi-Purpose Center honoring Mrs. Alvis Parker; (2) the installation of decorative concrete blocks; and (3) exterior painting of the projects at Yerba Buena Plaza. Commissioner Boswell moved to name the Multi-Purpose Center after Mrs. Parker. Commissioner Wallace seconded. Unanimously carried. Mr. Walter L. Scott, II, Deputy Executive Director, suggested that staff discuss with tenants the matter concerning the decorative concrete blocks and report back to the Commission at the next meeting. Secretary stated that the cost of exterior painting of $27,000 exceeds our now existing budget. Mr. Kenneth Cavanaugh, Controller, has informed staff that when HUD cut back on allocations, the Housing Authority had to exclude some items in order to conform with the budget.

6. REPORT OF SECRETARY:

NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL ANNUAL WORKSHOP, HELD NOVEMBER 17-18, 1974: Secretary stated members of staff and the Commission attended the Annual Workshop in Los Angeles, California, and such staff will prepare a written report to be submitted to the Commission.

7. REPORT OF COUNSEL:

None

8. UNFINISHED BUSINESS:

OPERATING BUDGETS FOR THE PERIOD 10/1/74 TO 9/30/75 COVERING LOW RENT PROJECTS UNDER CONTRACT NO. SF-255 AND LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268: Secretary stated the Finance Committee has reviewed the operating budget and asked that Commissioner Walter comment. Commissioner Walter stated the Commission has a copy of his November 6, 1974, letter with a copy of the budget. Commissioner Walter expressed disappointment in the results of the budget and stated "it reflects what we will get from HUD instead of what we need."

RESOLUTION NO. 1949

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RESOLUTION APPROVING OPERATING BUDGETS FOR THE PERIOD 10/1/74 TO 9/30/75 COVERING LOW RENT PROJECTS UNDER CONTRACT NO. SF-255 AND LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268

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RESOLUTION NO. 1949

RESOLUTION APPROVING OPERATING BUDGETS FOR THE PERIOD 10-1-74 TO 9-30-75 COVERING LOW RENT PROJECTS UNDER CONTRACT NO. SF-255 AND LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for low rent project operations under Contract SF-255 and the budget for leasing operations under Contract SF-268 and marked Exhibit B covering the fiscal operating period 10-1-74 to 9-30-75; and

WHEREAS, this Commission has reviewed the aforesaid budgets and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of Circular - HM 7475.12.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budgets marked Exhibit A and Exhibit B, attached herewith, are hereby approved for submission to the HUD Area Office, and be it further resolved:

That the Commission urgently requests the HUD Area Office to exert every possible effort to obtain and approve sufficient operating subsidies to support these budgets; and

That all proposed charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts.

Commissioner Walter then "reluctantly" moved that the Resolution approving the budget be accepted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman declared said motion carried.

HUNTERS POINT "A": Secretary stated no response has been received from Secretary Lynn, Department of Housing and Urban Development. Secretary referenced a letter the Housing Authority received from SPUR which indicated the existence of a controversy between SFHA and the Redevelopment Agency. "We have no controversy with the Redevelopment Agency" Secretary said, "our problem is with HUD".

TRAVEL POLICY: Commissioner Boswell stated due to minor problems in allocating and approving travel, the Commission appointed an Ad-Hoc Travel Committee. Commissioners Walter and Boswell were appointed to the Committee to prepare a travel policy. As amended, the Travel Policy is as follows:

TRAVEL POLICY TO BE ADOPTED BY THE
SAN FRANCISCO HOUSING AUTHORITY

1. All travel paid for by the Housing Authority of Commissioners and members of the Executive Staff, specifically including the Executive Director, Deputy Executive Director, Assistant Executive Director and Controller shall be subject to authorization by the Commissioners at a regular commission meeting.

2. Official travel for Commissioners and the Executive Staff normally would be approvable when related to such activities on a national or regional level and in which discussions include policy considerations in addition to technical or professional application. Special instances outside this broad definition would call for special and specific consideration.

3. In times of emergency and emergency only, when it shall be impossible to place the matter of travel for the Executive Staff or Commissioners on the agenda of a regular commission meeting, then in that emergency the Chairperson of the Finance Committee, Personnel Committee and Legislative Committee of the Housing Authority should sit with the Chairman giving such approval or consideration of the travel requests.

4. Official travel by employees of the Housing Authority other than members of the Executive Staff may be approved within the budget by the Executive Director and, in his absence, by the Deputy Executive Director. Such approval should be within the following guidelines: Activities such as workshops, training conferences, seminars, institutes and meetings of a similar nature where the primary purpose is the sharing of dissemination of technical or professional information.

5. A sum of money shall be set-up in the budget for travel by representatives of the Public Housing Tenants Association and within that budget the Tenant Association shall have the sole authority and jurisdiction with regard to such members they may wish to send to various meetings.

9. NEW BUSINESS:

PLANNING AND MODERNIZATION: Secretary stated this Authority opened bids on July 30, 1974, for Exterior Lighting at Alemany. Also, the lowest bid exceeds the budget by 40 percent. Secretary then read the November 26 memo sent to the Commission:

"At the time of the exterior lighting at Alemany bid opening, this Authority was remodeling the Multi-Purpose Center at Hunters View by Force Account and in the process attempted to sub-contract out the electrical, plumbing, roofing and plastering work.

As a result of our inability to get a satisfactory electrical and plumbing bid from any sub-contractors for the work at the Multi-Purpose Center in Hunters View, this Authority then initiated action to get a waiver of the applicable building codes to obtain permits to do the work. During the time it took the waiver to clear the Board of Supervisors, we held up any action on the exterior lighting at Alemany. In light of the foregoing and action by the Board of Supervisors yesterday (November 25), it is recommended that the bid for exterior lighting at Alemany be rejected."

The following Resolution was introduced by Commissioner Boswell:

RESOLUTION NO. 1950

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RESOLUTION REJECTING THE BIDS FOR THE MODERNIZATION OF EXTERIOR LIGHTING OF THE ALEMANY PROJECT, CAL 1-16

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RESOLUTION NO. 1950

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RESOLUTION REJECTING THE BIDS FOR THE MODERNIZATION OF EXTERIOR LIGHTING OF THE ALEMANY PROJECT CAL 1-16

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Commissioner Boswell moved that the foregoing Resolution be rejected. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES:	George Evankovich	NAYS:	None
	Joan M. Byrnes		
	Stephen Walter		
	Rev. Hamilton T. Boswell		
	Dr. Amancio G. Ergina		
	Cleo F. Wallace		
	Martin L. Helpman		

Chairman declared said motion carried.

TRAVEL: Telephone poll of Commission was taken on November 20, 1974, authorizing travel to Washington, D.C. Ratification is now in order.

Following Resolution introduced by Commissioner Boswell.

RESOLUTION NO. 1951

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATTEND A SPECIAL MEETING AND REGULAR SESSION OF THE NATIONAL TENANTS ORGANIZATION IN WASHINGTON, D.C. NOVEMBER 22-24, 1974

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RESOLUTION NO. 1951

RESOLUTION RATIFYING TRAVEL TO ATTEND A SPECIAL MEETING AND REGULAR SESSION OF THE NATIONAL TENANTS ORGANIZATION IN WASHINGTON, D.C., NOVEMBER 22-24, 1974

WHEREAS, Commissioner Cleo F. Wallace did receive an invitation to attend a special meeting with HUD officials followed by a regular session of the National Tenants Organization in Washington, D. C., November 22-24, 1974; and

WHEREAS, Commissioner Wallace is the Chairperson for the Western Region of the National Tenants Organization; and

WHEREAS, this Authority deemed that the attendance of Commissioner Wallace at the aforementioned meetings was beneficial to the conduct of its low-rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Wallace's travel to Washington, D. C., on November 22-24, 1974 to attend the aforementioned meetings is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification shall become effective immediately.

Secretary stated the special meeting held by the National Tenants Organization was most important as it provided an essential opportunity for public housing tenants to have input into the HUD interpretations of the provisions of the 1974 Housing and Community Development Act and the housing policies that result from the Act.

Commissioner Boswell moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman declared said motion carried.

TRAVEL: Telephone poll of Commission was taken on November 20, 1974, authorizing travel to Washington, D.C. Ratification is now in order.

Following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 1952
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RESOLUTION RATIFYING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVE TO ATTEND A SPECIAL MEETING AND REGULAR SESSION OF THE NATIONAL TENANT ORGANIZATION IN WASHINGTON, D.C., NOVEMBER 22-24, 1974
* *

RESOLUTION NO. 1952

RESOLUTION RATIFYING TRAVEL OF PUBLIC HOUSING TENANT REPRESENTATIVE TO ATTEND A SPECIAL MEETING AND REGULAR SESSION OF THE NATIONAL TENANT ORGANIZATION IN WASHINGTON, D.C., NOVEMBER 22-24, 1974

WHEREAS, the National Tenants Organization did issue an invitation to the San Francisco Public Housing Tenants Association to send a representative to attend a special meeting with HUD officials followed by a regular session of the National Tenants Organization in Washington, D. C., on November 22-24, 1974; and

WHEREAS, the San Francisco Public Housing Tenants Association deemed that the attendance of its President, Mrs. Gertrude Williams, at the aforementioned meetings was essential to its operation; and

WHEREAS, HUD Regulation IM 7475.9, dated February 10, 1972, permits tenant council expenditures from funds contributed by a Local Authority which expenditures are included in the Authority Budget; and

WHEREAS, such tenant council expenditures may be incurred for the promotion of serviceability, efficiency, economy and stability, in the operation of the project;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That this Authority agrees to fund the travel expenses of the President of PHTA to the aforementioned meetings in Washington, D. C.; and

II. That travel time and expenses be allowed within the prescribed HUD travel regulations; and

III. That such ratification by this Commission is with the assurance by PHTA that all related expenses were for the purpose of promoting serviceability, efficiency, economy and stability, in the operation of the project as delineated by HUD in Regulation IM 7475.9; and assurance

IV. That the ratified travel, together with other PHTA incurred expenses did not exceed the maximum of $3.00 per unit per year permitted under current HUD limitations.

Commissioner Ergina moved that the foregoing Resolution be adopted. Commissioner Wallace seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman declared said motion carried.

PLANNING AND MODERNIZATION: The following Resolution was introduced by Commissioner Wallace:

RESOLUTION NO. 1953

* * * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR THE INTERIOR MODERNIZATION OF POTRERO TERRACE, CAL 1-2 AND VALENCIA GARDENS, CAL 1-4

* *

RESOLUTION NO. 1953

* * * * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR THE INTERIOR MODERNIZATION OF POTRERO TERRACE, PROJECT CAL 1-2 AND VALENCIA GARDENS, CAL 1-4.

* *

WHEREAS, on September 17, 1974, September 19, 1974 and September 23, 1974, the Housing Authority of the City and County of San Francisco advertised for bids for the Interior Modernization of Potrero Terrace, CAL 1-2, and Valencia Gardens, CAL 1-4; and

WHEREAS, on October 8, 1974, the following bid was received, publicly opened in accordance with prior advertisement, and read aloud:

AMOUNT OF BIDS

NAME OF BIDDER	POTRERO TERRACE		VALENCIA GARDENS	
	BASE BID ONE	BASE BID TWO	BASE BID THREE	BASE BID FOUR
BARSH AND LOWY	$819,628.00	$736,574.00	$599,990.00	$574,990.00

WHEREAS, after review of the latest Modernization Budgets for Potrero Terrace, CAL 1-2 and Valencia Gardens, CAL 1-4, it has been determined that the bids received are above the approved budget.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. All bids submitted for the Interior Modernization for Potrero Terrace and Valencia Gardens Project are rejected.

II. The Executive Director-Secretary of this Authority is hereby directed to notify in writing all bidders of the rejections of said bids.

III. This resolution shall become effective immediately.

Commissioner Wallace moved that the foregoing Resolution be rejected. Commissioner Byrnes seconded and upon roll call the "AYES" and "NAYS" were:

AYES: George Evankovich
Joan M. Byrnes
Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Cleo F. Wallace
Martin L. Helpman

NAYS: None

Chairman declared said motion carried.

10. ADJOURNMENT:

Chairman then declared the meeting be adjourned at 12:15 P.M. until December 12, 1974.

_____
Chairman

ATTEST:

_____
Secretary

2452